



City of Greensboro
City Council
Agenda Item

TITLE: Resolution honoring the memory of the late Lillian Jeffries Kennedy

Department: Council

Current Date: July 19, 2006

Contact 1: Councilmember Wells

Public Hearing:

Phone:

Advertising Date:

Contact 2:

Advertised By:

Phone:

Authorized Signature: *Quanita F. Roper*

Attachments:

Resolution honoring the memory of the late Lillian Jeffries Kennedy

PURPOSE Councilmember Wells requested that a resolution be prepared honoring the memory of the late Lillian Jeffries Kennedy.

RECOMMENDATION/ACTION REQUESTED The City Council is requested to adopt a resolution honoring the memory of the late Lillian Jeffries Kennedy.

RESOLUTION HONORING THE MEMORY OF THE LATE LILLIAN JEFFRIES KENNEDY

WHEREAS, on June 17, 2006, this community lost one of its community leaders with the death of the late Lillian Jeffries Kennedy at the age of 92;

WHEREAS, Lillian was a native of Greensboro and attended public schools graduating with the first class to do so from James B. Dudley High School;

WHEREAS, she received her B.S. Degree in Elementary Education and History from North Carolina A&T College and obtained her Masters degree from New York University in Education;

WHEREAS, her teaching career began in Hillsboro, North Carolina and a few years later she relocated to Greensboro where she continued teaching in elementary schools for 25 years until her retirement;

WHEREAS, Lillian was active in the community and was a member of Delta Sigma Theta Sorority, The IDK Bridge Club, the So Different, Club, The National Association of Negro Business & Professional Women's Club, Inc., The National Teachers Association, The Silhouettes of Kappa Alpha Psi and was also a Girl Scout Leader for many years;

WHEREAS, she was a long time member of St. Matthews United Methodist Church and was a member of the United Methodist Women;

WHEREAS, the City Council wishes to express its sense of loss and its sincere appreciation and gratitude for the many years of dedicated public service rendered by Lillian Jeffries Kennedy, and the legacy she leaves.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the City Council hereby expresses, on behalf of the citizens of Greensboro, a deep sense of loss and a feeling of respect and gratitude for the life of Lillian Jeffries Kennedy.
2. That a copy of this resolution shall be delivered to the family of the late Lillian Jeffries Kennedy as a symbol of the gratitude of the people of Greensboro for her many contributions to this community.



City of Greensboro
City Council
Agenda Item

TITLE: Public Hearing on Bond Orders Authorizing \$114,950,000 General Obligation Bonds

Department:	Finance	Current Date:	July 19, 2006
Contact 1:	Richard Lusk, Finance Director	Public Hearing:	
Phone:	373-2077	Advertising Date:	
Contact 2:	Linda Miles, City Attorney	Advertised By:	
Phone:	373-2320	Authorized Signature:	<i>R. L. Lusk</i>
Attachments:	(1) Proceedings for Adoption of Proposed General Obligation Bond Orders and (2) Resolution Calling a Special Bond Referendum on November 7, 2006.		

PURPOSE: The City is proposing to issue up to \$114,950,000 in General Obligation Bonds pursuant to a November 7, 2006 voter referendum. City Council will consider approval of each of the (11) attached bond orders on July 31, 2006 following a public hearing on said bonds to be held on July 31, 2006.

BACKGROUND: The City Council has reviewed various capital project needs and has developed a prospective list of items to be included in a bond referendum in the amount of \$114,950,000, as described in the (11) attached bond orders.

BUDGET IMPACT: Any increase in property taxes necessary to service debt on the bonds is not expected to exceed 3.00 cents per \$100 assessed valuation.

RECOMMENDATION / ACTION REQUESTED: City Council is requested to consider adoption of any or all of the attached (11) bond orders and a resolution calling for a special bond referendum on Tuesday, November 7, 2006.

Agenda Item: 7-19

A rescheduled regular meeting of the City Council of the City of Greensboro, North Carolina, was held in the City Council Chamber in the Melvin Municipal Office Building in Greensboro, North Carolina, the regular place of meeting, at 5:30 P.M. on Monday, July 31, 2006.

Present: Mayor Keith A. Holliday, presiding, and Councilmembers _____

Absent: _____

* * * * *

The Mayor announced that this was the date and hour fixed by the City Council for the public hearing upon the orders entitled: "ORDER AUTHORIZING \$24,500,000 FIRE STATION BONDS", "ORDER AUTHORIZING \$5,200,000 PUBLIC BUILDING RENOVATION BONDS", "ORDER AUTHORIZING \$10,000,000 ECONOMIC DEVELOPMENT BONDS", "ORDER AUTHORIZING \$8,600,000 LIBRARY FACILITIES BONDS", "ORDER AUTHORIZING \$5,300,000 GREENSBORO HISTORICAL MUSEUM BONDS", "ORDER AUTHORIZING \$36,000,000 WAR MEMORIAL AUDITORIUM BONDS", "ORDER AUTHORIZING \$5,000,000 PARKS AND RECREATIONAL FACILITIES BONDS", "ORDER AUTHORIZING \$850,000 NEIGHBORHOOD REDEVELOPMENT BONDS", "ORDER AUTHORIZING \$5,500,000 WAR MEMORIAL BASEBALL STADIUM BONDS", "ORDER AUTHORIZING \$9,000,000 SWIMMING CENTER BONDS", and "ORDER AUTHORIZING \$5,000,000 INTERNATIONAL CIVIL RIGHTS MUSEUM BONDS" and that the City Council would immediately hear anyone who might wish to be heard on the questions of the validity of said orders or the advisability of issuing said bonds.

No one appeared, either in person or by attorney, to be heard on the questions of the validity of said orders or the advisability of issuing said bonds and the City Clerk announced that no written statement relating to said questions had been received.

[NOTE: The preceding page is written on the theory that no person wishes to be heard, either orally or in writing. If the contrary is true, one or more of the following clauses may be added after the last sentence on the preceding page:

except _____, residing at

_____, who appeared in person and stated

_____.

except _____, Esq., who stated that he represented

_____.

_____, residing at _____

_____, who wishes to state

_____.

except a statement signed by ____ persons, which statement was read and ordered spread upon the minutes, and is as follows: [If any written statement is filed it should be inserted in full in the minutes at this point, including names of signers, if such insertion is practicable].]

All of the foregoing statements were duly considered by the City Council.

[In any event, remove this page from the proceedings prior to their certification.]

The Mayor then announced that the public hearing was closed.

The Mayor then announced that it was time to consider the adoption of the order introduced and passed on first reading on June 20, 2006, entitled "ORDER AUTHORIZING \$24,500,000 FIRE STATION BONDS".

Thereupon, upon motion of Councilmember _____, seconded by Councilmember _____, the order introduced and passed on first reading on June 20, 2006 entitled: "ORDER AUTHORIZING \$24,500,000 FIRE STATION BONDS" was read a second time by title and placed upon its final passage. The roll call vote upon the final passage of said order was:

Ayes: Councilmembers _____

_____.

Noes: _____.

The Mayor then announced that the order entitled: "ORDER AUTHORIZING \$24,500,000 FIRE STATION BONDS" had been adopted by a vote of ____ to ____.

The Mayor then announced that it was time to consider the adoption of the order introduced and passed on first reading on June 20, 2006, as amended on July 18, 2006, entitled "ORDER AUTHORIZING \$5,200,000 PUBLIC BUILDING RENOVATION BONDS".

Thereupon, upon motion of Councilmember _____, seconded by Councilmember _____, the order introduced and passed on first reading on June 20, 2006, as amended on July 18, 2006, entitled: "ORDER AUTHORIZING \$5,200,000 PUBLIC BUILDING RENOVATION BONDS" was read a second time by title and placed upon its final passage. The roll call vote upon the final passage of said order was:

Ayes: Councilmembers _____

_____.

Noes: _____.

The Mayor then announced that the order entitled: "ORDER AUTHORIZING \$5,200,000 PUBLIC BUILDING RENOVATION BONDS" had been adopted by a vote of _____ to _____.

The Mayor then announced that it was time to consider the adoption of the order introduced and passed on first reading on June 20, 2006, entitled "ORDER AUTHORIZING \$10,000,000 ECONOMIC DEVELOPMENT BONDS".

Thereupon, upon motion of Councilmember _____, seconded by Councilmember _____, the order introduced and passed on first reading on June 20, 2006 entitled: "ORDER AUTHORIZING \$10,000,000 ECONOMIC DEVELOPMENT BONDS" was read a second time by title and placed upon its final passage. The roll call vote upon the final passage of said order was:

Ayes: Councilmembers _____

_____.

Noes: _____.

The Mayor then announced that the order entitled: "ORDER AUTHORIZING \$10,000,000 ECONOMIC DEVELOPMENT BONDS" had been adopted by a vote of ____ to ____.

The Mayor then announced that it was time to consider the adoption of the order introduced and passed on first reading on July 18, 2006, entitled "ORDER AUTHORIZING \$8,600,000 LIBRARY FACILITIES BONDS".

Thereupon, upon motion of Councilmember _____, seconded by Councilmember _____, the order introduced and passed on first reading on July 18, 2006, entitled: "ORDER AUTHORIZING \$8,600,000 LIBRARY FACILITIES BONDS" was read a second time by title and placed upon its final passage. The roll call vote upon the final passage of said order was:

Ayes: Councilmembers _____

_____.

Noes: _____.

The Mayor then announced that the order entitled: "ORDER AUTHORIZING \$8,600,000 LIBRARY FACILITIES BONDS" had been adopted by a vote of ____ to ____.

The Mayor then announced that it was time to consider the adoption of the order introduced and passed on first reading on June 20, 2006, entitled "ORDER AUTHORIZING \$5,300,000 GREENSBORO HISTORICAL MUSEUM BONDS".

Thereupon, upon motion of Councilmember _____, seconded by Councilmember _____, the order introduced and passed on first reading on June 20, 2006 entitled: "ORDER AUTHORIZING \$5,300,000 GREENSBORO HISTORICAL MUSEUM BONDS" was read a second time by title and placed upon its final passage. The roll call vote upon the final passage of said order was:

Ayes: Councilmembers _____

_____.

Noes: _____.

The Mayor then announced that the order entitled: "ORDER AUTHORIZING \$5,300,000 GREENSBORO HISTORICAL MUSEUM BONDS" had been adopted by a vote of ____ to ____.

The Mayor then announced that it was time to consider the adoption of the order introduced and passed on first reading on June 20, 2006, entitled "ORDER AUTHORIZING \$36,000,000 WAR MEMORIAL AUDITORIUM BONDS".

Thereupon, upon motion of Councilmember _____, seconded by Councilmember _____, the order introduced and passed on first reading on June 20, 2006 entitled: "ORDER AUTHORIZING \$36,000,000 WAR MEMORIAL AUDITORIUM BONDS", was read a second time by title and placed upon its final passage. The roll call vote upon the final passage of said order was:

Ayes: Councilmembers _____

_____.

Noes: _____.

The Mayor then announced that the order entitled: "ORDER AUTHORIZING \$36,000,000 WAR MEMORIAL AUDITORIUM BONDS" had been adopted by a vote of _____ to _____.

The Mayor then announced that it was time to consider the adoption of the order introduced and passed on first reading on June 20, 2006, entitled "ORDER AUTHORIZING \$5,000,000 PARKS AND RECREATIONAL FACILITIES BONDS".

Thereupon, upon motion of Councilmember _____, seconded by Councilmember _____, the order introduced and passed on first reading on June 20, 2006, entitled: "ORDER AUTHORIZING \$5,000,000 PARKS AND RECREATIONAL FACILITIES BONDS" was read a second time by title and placed upon its final passage. The roll call vote upon the final passage of said order was:

Ayes: Councilmembers _____

_____.

Noes: _____.

The Mayor then announced that the order entitled: "ORDER AUTHORIZING \$5,000,000 PARKS AND RECREATIONAL FACILITIES BONDS" had been adopted by a vote of ____ to ____.

The Mayor then announced that it was time to consider the adoption of the order introduced and passed on first reading on June 20, 2006, entitled "ORDER AUTHORIZING \$850,000 NEIGHBORHOOD REDEVELOPMENT BONDS".

Thereupon, upon motion of Councilmember _____, seconded by Councilmember _____, the order introduced and passed on first reading on June 20, 2006, entitled: "ORDER AUTHORIZING \$850,000 NEIGHBORHOOD REDEVELOPMENT BONDS" was read a second time by title and placed upon its final passage. The roll call vote upon the final passage of said order was:

Ayes: Councilmembers _____

_____.

Noes: _____.

The Mayor then announced that the order entitled: "ORDER AUTHORIZING \$850,000 NEIGHBORHOOD REDEVELOPMENT BONDS" had been adopted by a vote of ____ to ____.

The Mayor then announced that it was time to consider the adoption of the order introduced and passed on first reading on June 20, 2006, as amended on July 18, 2006, entitled "ORDER AUTHORIZING \$5,500,000 WAR MEMORIAL BASEBALL STADIUM BONDS".

Thereupon, upon motion of Councilmember _____, seconded by Councilmember _____, the order introduced and passed on first reading on July 20, 2006, as amended on July 18, 2006, entitled: "ORDER AUTHORIZING \$5,500,000 WAR MEMORIAL BASEBALL STADIUM BONDS" was read a second time by title and placed upon its final passage. The roll call vote upon the final passage of said order was:

Ayes: Councilmembers _____

_____.

Noes: _____.

The Mayor then announced that it was time to consider the adoption of the order introduced and passed on first reading on June 20, 2006, as amended on July 18, 2006, entitled "ORDER AUTHORIZING \$9,000,000 SWIMMING CENTER BONDS".

Thereupon, upon motion of Councilmember _____, seconded by Councilmember _____, the order introduced and passed on first reading on June 20, 2006, as amended on July 18, 2006, entitled: "ORDER AUTHORIZING \$9,000,000 SWIMMING CENTER BONDS" was read a second time by title and placed upon its final passage. The roll call vote upon the final passage of said order was:

Ayes: Councilmembers _____

Noes: _____

The Mayor then announced that the order entitled: "ORDER AUTHORIZING \$9,000,000 SWIMMING CENTER BONDS" had been adopted by a vote of ____ to ____.

The Mayor then announced that it was time to consider the adoption of the order introduced and passed on first reading on June 20, 2006, entitled "ORDER AUTHORIZING \$5,000,000 INTERNATIONAL CIVIL RIGHTS MUSEUM BONDS".

Thereupon, upon motion of Councilmember _____, seconded by Councilmember _____, the order introduced and passed on first reading on June 20, 2006, entitled: "ORDER AUTHORIZING \$5,000,000 INTERNATIONAL CIVIL RIGHTS MUSEUM BONDS" was read a second time by title and placed upon its final passage. The roll call vote upon the final passage of said order was:

Ayes: Councilmembers _____

Noes: _____

The Mayor then announced that the order entitled: "ORDER AUTHORIZING \$5,000,000 INTERNATIONAL CIVIL RIGHTS MUSEUM BONDS" had been adopted by a vote of ____ to ____.

The City Clerk was thereupon directed to publish each of said orders, together with the appended statement as required by The Local Government Bond Act, as amended, once in The Greensboro News and Record.

Thereupon Mayor Holliday _____ introduced the following resolution, a copy of which had been provided to each Councilmember, which was read by title and summarized by the City Manager:

RESOLUTION CALLING A SPECIAL
BOND REFERENDUM

BE IT RESOLVED by the City Council of the City of Greensboro:

Section 1. A special bond referendum is hereby called to be held between 6:30 A.M. and 7:30 P.M., on Tuesday, November 7, 2006, at which there shall be submitted to the qualified voters of the City of Greensboro the questions contained in the notice of special bond referendum set forth in Section 3 of this resolution.

Section 2. For said referendum, (i) the regular registration books for elections in the County of Guilford shall be used and the registration books, process or records shall be open for the registration of qualified persons and for public inspection in the manner, under the conditions and at the times and places as provided in said notice set forth in Section 3 of this resolution, (ii) the judges and other officers of election appointed by the Guilford County Board of Elections for the several precincts and voting places in the City of Greensboro shall be the election officers for such precincts and voting places and (iii) the precincts and voting places shall be those fixed by the Guilford County Board of Elections as provided in said notice set forth in Section 3 of this resolution, subject to change as provided by law. The Guilford County Board of Elections is hereby requested to conduct said referendum and to take all necessary steps to that end in accordance with the provisions of this section.

Section 3. The City Clerk shall cause a notice to be published in The Greensboro News and Record once at least fourteen days before October 13, 2006 (being the last day on which persons may register for said referendum except as otherwise provided in said notice set forth in

Section 3 of this resolution) and once again not less than seven days before said day, such notice to read substantially as follows:

NOTICE OF SPECIAL BOND REFERENDUM
IN THE
CITY OF GREENSBORO, NORTH CAROLINA

A special bond referendum will be held throughout the City of Greensboro, North Carolina, between 6:30 A.M. and 7:30 P.M., on Tuesday, November 7, 2006, at which there will be submitted to the qualified voters of said City the following questions:

1.

Shall the order adopted on July 31, 2006, authorizing not exceeding \$24,500,000 Fire Station Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for constructing, equipping and furnishing additional fire stations in said City, including the acquisition of fire fighting apparatus, and acquiring any necessary land therefor, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

2.

Shall the order adopted on July 31, 2006, authorizing not exceeding \$5,200,000 Public Building Renovation Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for renovating and improving existing City-owned buildings that house offices, agencies and departments of the City government, including, but without limiting the generality of the foregoing, constructing new roofs and acquiring and installing new heating and cooling systems, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

3.

Shall the order adopted on July 31, 2006, authorizing not exceeding \$10,000,000 Economic Development Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for acquiring and improving land for industrial parks and providing infrastructure, such as water and sewer and street improvements, for other economic development projects, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

4.

Shall the order adopted on July 31, 2006, authorizing not exceeding \$8,600,000 Library Facilities Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for constructing, equipping and furnishing new branch libraries and renovating and expanding existing branch libraries, including the acquisition of any necessary land therefor, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

5.

Shall the order adopted on July 31, 2006, authorizing not exceeding \$5,300,000 Greensboro Historical Museum Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for renovating the Greensboro Historical Museum in order to provide additional exhibit space, including the acquisition of equipment and furnishings therefor, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

6.

Shall the order adopted on July 31, 2006, authorizing not exceeding \$36,000,000 War Memorial Auditorium Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for renovating the Greensboro War Memorial Auditorium, including, but without limiting the generality of the foregoing, the renovation of the lobby, seating areas and balconies and other structural renovations, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

7.

Shall the order adopted on July 31, 2006, authorizing not exceeding \$5,000,000 Parks and Recreational Facilities Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for providing parks and recreational facilities in said City, including the acquisition and improvement of land therefor and the acquisition and installation of equipment, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

8.

Shall the order adopted on July 31, 2006, authorizing not exceeding \$850,000 Neighborhood Redevelopment Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for acquiring and improving land in the Ole Asheboro Neighborhood redevelopment area and other redevelopment areas in said City, including, but without limiting the generality of the foregoing, the construction, installation and realignment of streets, sidewalks and public utilities, the demolition and rehabilitation of existing structures, and the construction of new structures, all in furtherance of the City's program of urban redevelopment, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

9.

Shall the order adopted on July 31, 2006, authorizing not exceeding \$5,500,000 War Memorial Baseball Stadium Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for renovating the Greensboro War Memorial Stadium, including, but without limiting the generality of the foregoing, locker rooms, restrooms and the catering area, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

10.

Shall the order adopted on July 31, 2006, authorizing not exceeding \$9,000,000 Swimming Center Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for constructing and equipping a facility for competitive swimming events, including the acquisition of any necessary

land therefor, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

11.

Shall the order adopted on July 31, 2006, authorizing not exceeding \$5,000,000 International Civil Rights Museum Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for renovating, equipping and furnishing an existing building for use as an international civil rights museum, the issuance of said Bonds being contingent upon the sum of additional funds raised from external sources, being not less than \$5,000,000, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

Each of the questions hereinabove set forth contains a statement of the purpose for which the bonds are authorized by the order referred to in such question.

If said bonds are issued, taxes in an amount sufficient to pay the principal and interest thereof will be levied upon all taxable property in the City of Greensboro.

For said referendum the regular registration books for elections in the County of Guilford will be used and the registration books, process or records will continue to be open for the acceptance of registration applications and the registration of qualified persons from 8:00 A.M. until 5:00 P.M., Monday through Friday, inclusive, of each week at the offices of the Guilford County Board of Elections, 301 West Market Street, Room 115, Greensboro, North Carolina and at 505 East Green Drive, High Point, North Carolina. The telephone number of the Guilford County Board of Elections is (336) 641-3836.

In addition, registration applications may be obtained and qualified persons may register at any public library in Guilford County and at various other locations in Guilford County during normal business hours. For information concerning the address of any public library or other

such location, please contact the Guilford County Board of Elections at its address or telephone number set forth above.

Registration applications may be obtained and qualified persons may also register at any Drivers License Examining Station located in the State of North Carolina (the "State") during normal business hours when applying for, renewing or correcting their drivers licenses.

Moreover, registration applications will be accepted and qualified persons may register, when applying for or renewing applications for benefits or services, at every office in the State which accepts claims for benefits under the Employment Security Law or applications for a program of public assistance under Article 2 of Chapter 108A or Article 13 of Chapter 130A of the General Statutes of North Carolina and at every office in the State designated by the State Board of Elections which accepts applications for State-funded or local government programs primarily engaged in providing services to persons with disabilities. Such programs include Medical Assistance, Aid to Families with Dependent Children, Food Stamps, Women, Infants and Children and programs of the Division of Mental Health and the Division of Services for the Blind.

Qualified persons may also register by mail on forms to be available at the above-mentioned places and otherwise as provided in Article 7A of Chapter 163 of the General Statutes of North Carolina.

Furthermore, certain persons in the armed forces and their spouses, certain veterans, certain civilians working with the armed forces, and members of the Peace Corps may register by mail at any time prior to said referendum in the manner provided in Article 21 of Chapter 163 of the General Statutes of North Carolina and in person at any time, including the day of said referendum.

Except as otherwise provided in Article 7A of Chapter 163 of the General Statutes of North Carolina, the last day for new registration of those not now registered under Guilford County's permanent registration system and who wish to register for said referendum is Friday, October 13, 2006.

Except as provided above, the last day on which registered voters who have changed residence from one precinct to another may transfer registration for such referendum is Friday, October 13, 2006.

Voter registration forms must either be delivered to the Guilford County Board of Elections Office by 5:00 P.M., Friday, October 13, 2006, or be mailed in an envelope postmarked by Friday, October 13, 2006.

Any qualified voter of the City who is qualified to vote by absentee ballot in said special bond referendum may apply to the Guilford County Board of Elections for an absentee ballot up to and including October 31, 2006. Any qualified voter who is qualified to vote by military absentee ballot pursuant to Section 163-245 of the General Statutes of North Carolina may also apply for an absentee ballot as provided by Section 163-247 of the General Statutes of North Carolina. Absentee ballots (other than absentee ballots cast using the "one-stop" voting procedure) must be received through mail or in person delivery by the qualified voter at the office of the Guilford County Board of Elections by 5:00 p.m. on November 6, 2006.

Any voter eligible to vote by absentee ballot under G.S. 163-226 may request an application for an absentee ballot, complete the application and vote under North Carolina's "one-stop" voting procedure. Such ballot may be cast at the office of the Guilford County Board of Elections and other predetermined sites not earlier than Thursday, October 19, 2006 and not later than 1:00 p.m. Saturday, November 4, 2006.

Persons who are not certain whether they are registered to vote or qualified to vote by absentee ballot or who desire information concerning the registration process for said referendum should contact the Guilford County Board of Elections at the office of said Board mentioned above.

The registration books for elections in the County of Guilford will be open to inspection by any registered voter of the City during the normal business hours of the Guilford County Board of Elections on the days when the offices of said Board are open, and such days are challenge days.

The judges and other officers of election appointed by the Guilford County Board of Elections will serve as the election officers for said referendum.

The Guilford County Board of Elections will conduct said referendum.

The precincts and voting places for said referendum, subject to change as provided by law, are as follows:

PRECINCT

VOTING PLACE

G01

Aycock Middle School
811 Cypress Street
Greensboro, N.C.

G02

McIver Education Center
1401 Summit Avenue
Greensboro, N.C.

G03

East White Oak Baptist Church
1815 Water Street
Greensboro, N.C.

G04

Genesis Baptist Church
2812 East Bessemer Avenue
Greensboro, N.C.

G05

Peeler Recreation Center
1300 Sykes Avenue

Greensboro, N.C.

PRECINCT

VOTING PLACE

G06	Bessemer Elementary School 918 Huffine Mill Road Greensboro, N.C.
G07	Smith Senior Center 2401 Fairview Street Greensboro, N.C.
G08	Rankin Elementary School 3301 Summit Avenue Greensboro, N.C.
G09	Craft Recreation Center 3911 Yanceyville Street Greensboro, N.C.
G10	White Oak Grove Baptist Church 2600 Assembly Road Greensboro, N.C.
G11	St. Benedict's Parish Center 504 North Greene Street Greensboro, N.C.
G12	First Baptist Church -- Greensboro 1000 W. Friendly Avenue Greensboro, N.C.
G13	Grimsley High School 801 Westover Terrace Greensboro, N.C.
G14	St. Andrew's Episcopal Church 2105 W. Market Street Greensboro, N.C.
G15	Peace United Church of Christ 2714 W. Market Street Greensboro, N.C.
G16	Christ United Methodist Church 410 N. Holden Road Greensboro, N.C.

PRECINCT

VOTING PLACE

G17	Kiser Middle School 716 Benjamin Parkway Greensboro, N.C.
G18	Irving Park Elementary School 1310 Sunset Drive Greensboro, N.C.
G19	St. Pius X Catholic Church 2210 N. Elm Street Greensboro, N.C.
G20	Page High School 201 Alma Pinnix Drive Greensboro, N.C.
G21	Mendenhall Middle School 205 Willoughby Boulevard Greensboro, N.C.
G22	Irving Park United Methodist Church 1510 W. Cone Boulevard Greensboro, N.C.
G23	Lawndale Baptist Church 3505 Lawndale Drive Greensboro, N.C.
G24	Christ Lutheran Church 3600 Lawndale Drive Greensboro, N.C.
G25	Cathedral of His Glory 4501 Lake Jeanette Road Greensboro, N.C.
G26	Canterbury School 5400 Old Lake Jeanette Road Greensboro, N.C.
G27	Greensboro Day School 5401 Lawndale Drive Greensboro, N.C.

PRECINCT

VOTING PLACE

G28	Brandt Oaks Baptist Church 4600 Lake Brandt Road Greensboro, N.C.
G29	Lewis Recreation Center 3110 Forest Lawn Drive Greensboro, N.C.
G30	Mt. Pisgah United Methodist Church 2600 Pisgah Church Road Greensboro, N.C.
G31	General Greene Elementary School 1501 Benjamin Parkway Greensboro, N.C.
G32	Claxton Elementary School 3720 Pinetop Road Greensboro, N.C.
G33	First Lutheran Church 3600 W. Friendly Avenue Greensboro, N.C.
G34	Westminster Presbyterian Church 3906 W. Friendly Avenue Greensboro, N.C.
G35	Sternberger Elementary School 518 N. Holden Road Greensboro, N.C.
G36	Morehead Elementary School 4630 Tower Road Greensboro, N.C.
G37	Muir's Chapel United Methodist Church 314 Muir's Chapel Road Greensboro, N.C.
G38	Friendly Avenue Church of Christ 5101 W. Friendly Avenue Greensboro, N.C.

PRECINCT

VOTING PLACE

G39	Greek Orthodox Church 800 Westridge Road Greensboro, N.C.
G40A	St. Paul Catholic Church 2715 Horse Pen Creek Road Greensboro, N.C.
G40B	St. Barnabas Episcopal Church 1300 Jefferson Road Greensboro, N.C.
G41A	Guilford College United Methodist Church 1205 Fleming Road Greensboro, N.C.
G41B	Jefferson Elementary School 1400 New Garden Road Greensboro, N.C.
G42A	Faith Presbyterian Church 6309 W. Friendly Avenue Greensboro, N.C.
G42B	Friends Home at Guilford 925 New Garden Road Greensboro, N.C.
G43	Western Guilford High School 409 Friendway Road Greensboro, N.C.
G44	Greensboro College – Reynolds Center 1015 W. Market Street Greensboro, N.C.
G45	UNCG - Elliott University Center 507 Stirling Street Greensboro, N.C.
G46	Warnersville Recreation Center 601 Doak Street Greensboro, N.C.

PRECINCT

VOTING PLACE

G47	Glenwood Presbyterian Church 1205 Glenwood Avenue Greensboro, N.C.
G48	Lindley Recreation Center 2907 Springwood Drive Greensboro, N.C.
G49	Cedar Grove Baptist Church 612 Norwalk Street Greensboro, N.C.
G50	St. John's United Methodist Church 1304 Merritt Drive Greensboro, N.C.
G51	Glenwood Recreation Center 2010 Coliseum Boulevard Greensboro, N.C.
G52	Foust Elementary School 2610 Floyd Street Greensboro, N.C.
G53	Vandalia Presbyterian Church 101 W. Vandalia Road Greensboro, N.C.
G54	Rocky Knoll Baptist Church 501 Kirkland Street Greensboro, N.C.
G55	Frazier Elementary School 4215 Galway Drive Greensboro, N.C.
G56	Archer Elementary School 2610 Four Seasons Boulevard Greensboro, N.C.
G57	Allen Middle School 1108 Glendale Drive Greensboro, N.C.

PRECINCT

VOTING PLACE

G58	Smith High School 2407 S. Holden Road Greensboro, N.C.
G59	Faith Baptist Church 3106 S. Holden Road Greensboro, N.C.
G60	Trotter Recreation Center 3906 Betula Street Greensboro, N.C.
G61	Alderman Elementary School 4211 Chateau Drive Greensboro, N.C.
G62	Spirit & Truth Int'l Church 6011 Landmark Center Boulevard Greensboro, N.C.
G63	Emergency Services Training Room 1002 Meadowood Street Greensboro, N.C.
G64	Guilford Baptist Church 5904 W. Market Street Greensboro, N.C.
G65	Pilot Elementary School 4701 Chimney Springs Drive Greensboro, N.C.
G66	Gate City Baptist Church 5250 Hilltop Road Jamestown, N.C.
G67	Bethel AME Church 200 Regan Street Greensboro, NC
G68	North Carolina A&T Memorial Union Exhibit Hall John Mitchell Drive Greensboro, N.C.

PRECINCT

VOTING PLACE

G69	Reid Memorial CME Church 1010 Bennett Street Greensboro, N.C.
G70	Washington Elementary School 1110 E. Washington Street Greensboro, N.C.
G71	Hampton Academy 2301 Trade Street Greensboro, N.C.
G72	Hairston Middle School 3911 Naco Road Greensboro, N.C.
G73	Trinity AME Zion Church 631 E. Florida Street Greensboro, N.C.
G74	Bluford Elementary School 1901 Tuscaloosa Street Greensboro, N.C.
G75	Mt. Zion Baptist Church 1301 Alamance Church Road Greensboro, N.C.
CG1	Bur-Mil Club 5834 Bur-Mil Club Road Greensboro, N.C.
CG2	Jesse Wharton Elementary School 5813 Lake Brandt Road Greensboro, N.C.
CG3	Bass Chapel U Methodist Church 5075 Bass Chapel Road Greensboro, N.C.
FEN1	Brown Recreation Center 302 E. Vandalia Road Greensboro, N.C.

PRECINCT

VOTING PLACE

FR1	Unitarian Universalist Church 5603 Hilltop Road Jamestown, N.C.
FR2	Life Community Church 4900 W. Wendover Avenue Jamestown, N.C.
FR5A	Calvary Church 1665 Pleasant Ridge Road Greensboro, N.C.
FR5B	Edgefield Baptist Church 3530 Edgefield Road Greensboro, N.C.
JAM3	All Saints Episcopal Church 4211 Wayne Road Greensboro, N.C.
JAM4	Ragsdale Family YMCA 900 Bonner Drive Jamestown, N.C.
JEF1	McLeansville Baptist Church 5205 Frieden Church Road McLeansville, N.C.
JEF2	Calvary Baptist Church 930 Knox Road Greensboro, N.C.
JEF3	Piedmont Baptist Association 2009 Sharpe Road Greensboro, N.C.
MON1	Memorial Presbyterian Church 2116 McKnight Mill Road Greensboro, N.C.
MON2	Brightwood Elementary School 2001 Brightwood School Road Greensboro, N.C.

PRECINCT

VOTING PLACE

NDRI

Shady Grove Wesleyan Church
119 Bunker Hill Road
Colfax, N.C.

SF3

Morehead United Methodist Church
3214 Horsepen Creek Road
Greensboro, N.C.

SF4

Pleasant Ridge Christian Church
2049 Pleasant Ridge Road
Greensboro, N.C.

SUM1

Celia Phelps United Methodist Church
3709 Groometown Road
Greensboro, N.C.

SUM2

South Elm Street Baptist Church
4212 South Elm-Eugene Street
Greensboro, N.C.

James R. Turner
Chairman of the Guilford County
Board of Elections

Juanita F. Cooper
City Clerk of the City of Greensboro,
North Carolina

Section 4. The forms of the questions to be used in the voting machines at said

referendum and in the instructions to absentee voters shall be substantially as follows:

.....

FIRE STATION
BONDS

Shall the order adopted on July 31, 2006, authorizing not exceeding \$24,500,000 Fire Station Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for constructing, equipping and furnishing additional fire stations in said City, including the acquisition of fire fighting apparatus, and acquiring any necessary land therefor, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

YES ☐

NO ☐

.....

.....

PUBLIC BUILDING
RENOVATION
BONDS

Shall the order adopted on July 31, 2006, authorizing not exceeding \$5,200,000 Public Building Renovation Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for renovating and improving existing City-owned buildings that house offices, agencies and departments of the City government, including, but without limiting the generality of the foregoing, constructing new roofs and acquiring and installing new heating and cooling systems, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

YES ☐

NO ☐

.....

ECONOMIC
DEVELOPMENT
BONDS

Shall the order adopted on July 31, 2006, authorizing not exceeding \$10,000,000 Economic Development Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for acquiring and improving land for industrial parks and providing infrastructure, such as water and sewer and street improvements, for other economic development projects, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

YES ☐

NO ☐

LIBRARY
FACILITIES
BONDS

Shall the order adopted on July 31, 2006, authorizing not exceeding \$8,600,000 Library Facilities Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for constructing, equipping and furnishing new branch libraries and renovating and expanding existing branch libraries, including the acquisition of any necessary land therefor, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

YES ☐

NO ☐

GREENSBORO
HISTORICAL
MUSEUM BONDS

Shall the order adopted on July 31, 2006, authorizing not exceeding \$5,300,000 Greensboro Historical Museum Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for renovating the Greensboro Historical Museum in order to provide additional exhibit space, including the acquisition of equipment and furnishings therefor, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

YES ☐

NO ☐

WAR MEMORIAL
AUDITORIUM
BONDS

Shall the order adopted on July 31, 2006, authorizing not exceeding \$36,000,000 War Memorial Auditorium Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for renovating the Greensboro War Memorial Auditorium, including, but without limiting the generality of the foregoing, the renovation of the lobby, seating areas and balconies and other structural renovations, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

YES ☐

NO ☐

PARKS AND
RECREATIONAL
FACILITIES
BONDS

Shall the order adopted on July 31, 2006, authorizing not exceeding \$5,000,000 Parks and Recreational Facilities Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for providing parks and recreational facilities in said City, including the acquisition and improvement of land therefor and the acquisition and installation of equipment, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

YES ☐

NO ☐

NEIGHBORHOOD
REDEVELOPMENT
BONDS

Shall the order adopted on July 31, 2006, authorizing not exceeding \$850,000 Neighborhood Redevelopment Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for acquiring and improving land in the Ole Asheboro Neighborhood redevelopment area and other redevelopment areas in said City, including, but without limiting the generality of the foregoing, the construction, installation and realignment of streets, sidewalks and public utilities, the demolition and rehabilitation of existing structures, and the construction of new structures, all in furtherance of the City's program of urban redevelopment, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

YES ☐

NO ☐

.....

WAR MEMORIAL
BASEBALL
STADIUM BONDS

Shall the order adopted on July 31, 2006, authorizing not exceeding \$5,500,000 War Memorial Baseball Stadium Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for renovating the Greensboro War Memorial Stadium, including, but without limiting the generality of the foregoing, locker rooms, restrooms and the catering area, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

YES ☐

NO ☐

.....

.....

SWIMMING
CENTER BONDS

Shall the order adopted on July 31, 2006, authorizing not exceeding \$9,000,000 Swimming Center Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for constructing and equipping a facility for competitive swimming events, including the acquisition of any necessary land therefor, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

YES ☐

NO ☐

.....

INTERNATIONAL
CIVIL RIGHTS
MUSEUM BONDS

.....

Shall the order adopted on July 31, 2006, authorizing not exceeding \$5,000,000 International Civil Rights Museum Bonds of the City of Greensboro, North Carolina, for the purpose of providing funds, together with any other available funds, for renovating, equipping and furnishing an existing building for use as an international civil rights museum, the issuance of said Bonds being contingent upon the sum of additional funds raised from external sources, being not less than \$5,000,000, and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on said bonds, be approved?

YES ☐

NO ☐

.....

Section 5. The City Clerk is hereby directed to mail or deliver a certified copy of this resolution to the Guilford County Board of Elections within three days after the adoption hereof.

Section 6. This resolution shall take effect upon its passage.

The City Attorney thereupon announced that she had approved as to form the foregoing resolution.

Thereupon, upon motion of Councilmember _____, seconded by Councilmember _____, the foregoing resolution entitled: "RESOLUTION CALLING A SPECIAL BOND REFERENDUM" was passed by roll call vote as follows:

Ayes: Councilmembers _____

_____.

Noes: _____.

The Mayor then announced that the resolution entitled: "RESOLUTION CALLING A SPECIAL BOND REFERENDUM" had passed by a vote of ____ to ____.

*

*

*

*

*

I, Juanita F. Cooper, City Clerk of the City of Greensboro, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of the City Council of said City at a rescheduled regular meeting held on July 31, 2006, as relates in any way to the holding of a public hearing upon eleven orders authorizing bonds of said City as described in such proceedings, the adoption of said orders and the calling of a special bond referendum and that said proceedings are recorded in Minute Book No. ____ of the minutes of said City Council, beginning at page ____ and ending at page ____.

I DO HEREBY FURTHER CERTIFY that I mailed or delivered a certified copy of the resolution passed by said Board on July 31, 2006 entitled: "RESOLUTION CALLING A SPECIAL BOND REFERENDUM" to the Guilford County Board of Elections on or before the third day following the passage of said resolution.

I DO HEREBY FURTHER CERTIFY that a schedule of regular meetings of said City Council, stating that regular meetings of said City Council are held on the first and third Tuesdays of each month at 5:30 P.M., except that (i) the regular meeting scheduled for August 1, 2006 was rescheduled to July 31, 2006, and notice of such rescheduled regular meeting was provided in accordance with the North Carolina Open Meetings law and (ii) if any such regular meeting day is a legal holiday, such meeting will not be held, in the City Council Chamber of the Melvin Municipal Office Building, 300 West Washington Street, Greensboro, North Carolina, has been on file in my office pursuant to G.S. §143-318.12 as of a date not less than seven days before said meeting.

WITNESS my hand and the corporate seal of said City, this ____ day of ____, 2006.

City Clerk

[SEAL]



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance annexing territory to the corporate limits – 0.219-acres at 2522 McKnight Mill Road

Department:	Planning	Current Date:	7/18/06
Contact 1:	Steve Galanti	Public Hearing:	Yes, at 7-31-06 Council meeting
Phone:	373-2918	Advertising Date:	
Contact 2:	Dick Hails	Advertised By:	
Phone:	373-2922	Authorized Signature:	<i>DW Hails</i>
Attachments:	Attachment A: "PL(P)06-24" map		

PURPOSE:

Josephine Vineberg has petitioned the City for annexation of the property located at 2522 McKnight Mill Road. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

This property adjoins a previous satellite annexation on McKnight Mill Road. It is proposed to be added into the Thornton subdivision being developed on the larger property.

This property is within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan.

There is a 30-inch City water line along McKnight Mill Road. A sewer line is to be extended to this property by the Thornton subdivision.

This property was acquired by the developer at the request of both the Transportation Department and the Police Department so as to provide a four-way intersection at McKnight Mill Road instead of forcing a choice between an unsafe offset intersection and no intersection.

Delivery of all City services to the subdivision will be improved as a result.

Payment of an acreage fee of two hundred dollars (\$200) per acre for water service and two hundred dollars (\$200) per acre for sewer service accompanied the annexation petition. Any utility assessments which may have been levied by the County shall be collected either by voluntary payment or through foreclosure by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located in the City of Greensboro.

The owner shall be fully responsible for extending water and sewer service to the property at said owner's expense.

BUDGET IMPACT:

Agenda Item: 20

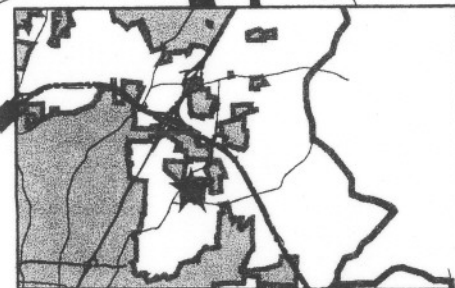
Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning Board and to City Council. The Planning Board recommended this annexation at its June meeting on a vote of 6-0 (Hall, Bryson, Koonce, Landau, Marks, Rhodes).

CITY COUNCIL
July 31, 2006

ATTACHMENT A



Satellite City Limits (in)

DESMOND DR

TAYLORCREST RD

PL(P)06-24

PROPOSED SATELLITE ANNEXATION
2522 McKnight Mill Rd
TAX MAP: ACL 3-142-B-5031-02
.219 Acres

MILLER DR

PARNELL DR

TRIANGLE DR

HOLLYWOOD RD

McKNIGHT MILL RD

Satellite City Limits (in)

HINES CHAPEL RD





City of Greensboro
City Council
Agenda Item

TITLE: Establishment of Original Zoning for Property Located on the East Side of McKnight Mill Road Opposite the Intersection with Taylorcrest Road

Department:	Planning Department	Current Date:	July 19, 2006
Contact 1:	Richard Hails	Public Hearing:	July 31, 2006
Phone:	373-2922	Advertising Date:	July 20 and 27, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	<i>RWHails</i>
Attachments:	Attachment A: Vicinity Map (PL(Z) 06-39) Attachment B: Minutes of July 10, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report		

PURPOSE:

Josephine Vineberg applied for the establishment of original zoning from County Zoning General Business to City Zoning Conditional District – RS-5 Residential Single Family for property located on the east side of McKnight Mill Road opposite the intersection with Taylorcrest Road. The Zoning Commission considered this application on July 10, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 7 to 0 with one recusal to recommend approval of the request.

There was one speaker in favor of and one speaker in opposition to this proposal (see Attachment B: Minutes of July 10, 2006 Zoning Commission Meeting).

This Conditional District – RS-5 original zoning application contains the following condition:

- 1) Property to be developed in conjunction with and under the same conditions as the property to the north and east (Rezoning Case CD-RS-5 #3433)

A vicinity map of the proposed original zoning is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

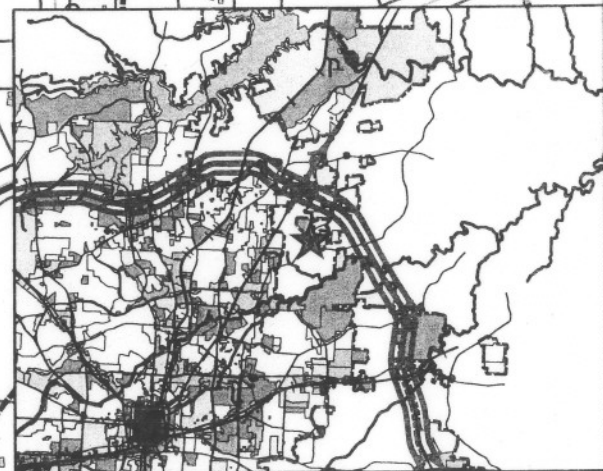
The Planning Department recommends approval of the ordinance.

**Public Hearing
City Council
July 31, 2006**

RM-8
#3274

CD-RM-8
#3274

County
RS-30-MH



**REQUESTED FROM COUNTY GB
TO CITY CD-RS-5 0.219 ACRES (B)**

County

County RS-30

CD-RS-5

#3433

(PL(Z) 06-39)

N

1" = 400'
SHEET
131

0 200 400 800 1,200 1,600 Feet

County AG

HINES CHAPEL RD

County RS-30

MIDNIGHT MILL RD

HOLLYWOOD RD

TRIANGLE DR

PARNELL DR

MILLER DR

TAYLORCREST RD

DESMOND DR

CECILSIDE LN

Attachment B

Minutes of July 10, 2006 Zoning Commission Meeting (PL(Z) 06-39)-+

Chair Wolf said he needed to be recused from consideration or voting on this item due to a conflict of interest. His law firm represents the seller. Mr. Collins will conduct the meeting.

Ms. Miller moved that Chair Wolf be recused from consideration or voting on this item, seconded by Mr. Schneider. The Commission voted 7-0-1 in favor of the motion. (Ayes: Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None. Abstain: Wolf.)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Vice Chair Collins opened the public hearing.

Henry Isaacson, Esq., 101 West Friendly Avenue, represented the applicant. The property is located on McKnight Mill Road at its intersection with Hines Chapel Road. They were having discussions with GDOT about an access point on McKnight Mill Road. They wanted that access point to line up with Taylorcrest. His client was unable to acquire the piece of property that would allow that at that time. The rezoning was approved by City Council. They have now been able to acquire the adjacent property. They have a contract to buy the .25-acre property that will allow the access on McKnight Mill Road to line up with Taylorcrest.

Jimmy Crews, 3607 Miller Drive, said he owned the property up above the garage. His opposition was that the map he had did not say which land is being rezoned. Every time he looks at the map, it looks like they are rezoning his garage and his area.

Vice Chair Collins said the applicant just had acquired this house or this piece of property so that is the reason they came back for this one small area. It is designated on the map given Mr. Crews and is the yellow piece of property. So that is the only thing the Commission is hearing today.

Vice Chair Collins closed the public hearing.

Mr. Hails said staff supported the larger adjoining rezoning. It is consistent with the Comp Plan and they are delighted this is coming through also to allow the City to manage the traffic flow in a safer fashion along McKnight Mill Road as that area is under development pressure and they were glad to see this rezoning come through. Staff supports the request.

Ms. Miller moved approval. She said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located on the east side of McKnight Mill Road from County GB to City CD-RS-5, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: it is generally consistent with the Moderate Residential land use category indicated for this site on the Connections 2025 Generalized Future Land Use Map; it is consistent with meeting the needs for a choice of decent, affordable housing in stable, livable neighborhoods; and it promotes the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing. Mr. Matheny seconded the motion. The Commission voted 7-0-1 in favor of the motion. (Ayes: Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None. Abstain: Wolf.)

**Attachment C
(PL(Z) 06-39)**

**City of Greensboro Planning Department
Zoning Staff Report
July 10, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: B

Location: 2522 McKnight Mill Road (East side of McKnight Mill Road opposite the intersection with Taylorcrest Road)

Applicant: Josephine Vineberg

Owner: Josephine Vineberg

From: County GB

To: City CD-RS-5

Conditions: 1) Property to be developed in conjunction with and under the same conditions as the property to the north and east (Rezoning Case CD-RS-5 #3433).

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Undeveloped
Acreage	0.219
Physical Characteristics	Topography: Generally flat Vegetation: Wooded Other: N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	S&T Automotive	Co. GB
South	Single Family Dwelling	Co. RS-30
East	Undeveloped	CD-RS-5
West	Single Family Dwellings	Co. RS-30

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

DIFFERENCES BETWEEN GB (EXISTING) AND CD-RS-5 (PROPOSED) ZONING DISTRICTS
GB: Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.
CD-RS-5: Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 7.0 units per acre or less. This property would be developed under the same conditions as CD-RS-5 (#3433) which limits use to single family residential dwellings, establishes a maximum of 260 dwellings, and requires there be only one access point on McKnight Mill Road and only one access point on Hines Chapel Road.

TRANSPORTATION	
Street Classification	McKnight Mill Road – Minor Thoroughfare, Taylorcrest Road – Collector Street.
Site Access	One proposed access to align opposite of Taylorcrest Road. All access points must be built to the City of Greensboro and NCDOT standards.
Traffic Counts	McKnight Mill Road ADT = 3,800, Hines Chapel Road ADT = 1,600.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to North Buffalo
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The 50-acre tract to the north and east of the subject property was annexed into the city on May 31, 2006. Original zoning of CD-RS-5 was established at that time for this Thornton Subdivision. In the previous staff report for that action, it was pointed out that the developer was proposing an access to McKnight Mill Road that would create offset intersections with both Desmond Drive and Taylorcrest Road. Neither GDOT nor NCDOT recommended creating offset intersections that would create future safety and operational issues. The recommendation was that the developer acquire additional property that would allow for a public street access to align opposite either Taylorcrest Road or Desmond Drive. The subject property addresses that recommendation by providing the alignment with Taylorcrest Road.

This property is within the Tier One Growth Area on the Growth Strategy Map of Connections 2025. This request is compatible with the Moderate Residential land use classification on the Generalized Future Land Use Map.

There is a 30-inch City water line along McKnight Mill Road and a sewer line is to be extended to this property by the Thornton Subdivision.

This request is consistent with the Housing and Neighborhoods Goal as described above. Furthermore, this proposal meets Comprehensive Plan policies of promoting mixed-income neighborhoods, promoting diversification of new housing stock, and promoting compact development.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance annexing territory to the corporate limits — 21.939 acres at 3307 Pleasant Garden Road and 901 Logandale Court.

Department:	Planning	Current Date:	7/18/06
Contact 1:	Steve Galanti	Public Hearing:	Yes, at the 7-31-06 Council Meeting
Phone:	373-2918	Advertising Date:	
Contact 2:	Dick Hails	Advertised By:	
Phone:	373-2922	Authorized Signature:	<i>RWHails</i>
Attachments:	Attachment A: "PL(P)06-21" map		

PURPOSE:

Mary Wells has petitioned the City for annexation of the property located at 3307 Pleasant Garden Road and 901 Logandale Court. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

This property abuts the primary city limits along its north side.

It is within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan.

There are 3 houses on the property now, but it is proposed for development with up to about 350 multifamily units accessed off Pleasant Garden Road.

There is a 16-inch City water line along the Pleasant Garden Road frontage. The nearest accessible sewer line is at some distance. Extension of sewer service to the property is the developer's responsibility.

Fire service can be provided to this property with low difficulty (2.2 miles from a City station).

The Police Department estimates modest impact on its service provision, with a need for 0.3 additional officers at full build out.

Other City services can be provided in a manner similar to their provision to the previously-annexed properties just to the north.

Payment of an acreage fee of two hundred dollars (\$200) per acre for water service and two hundred dollars (\$200) per acre for sewer service accompanied the annexation petition. "Any utility assessments which may have been levied by the County shall be collected either by voluntary payment or through foreclosure by the City. Following annexation, the property annexed shall receive

the same status regarding charges and rates as any other property located in the City of Greensboro."

BUDGET IMPACT:

Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

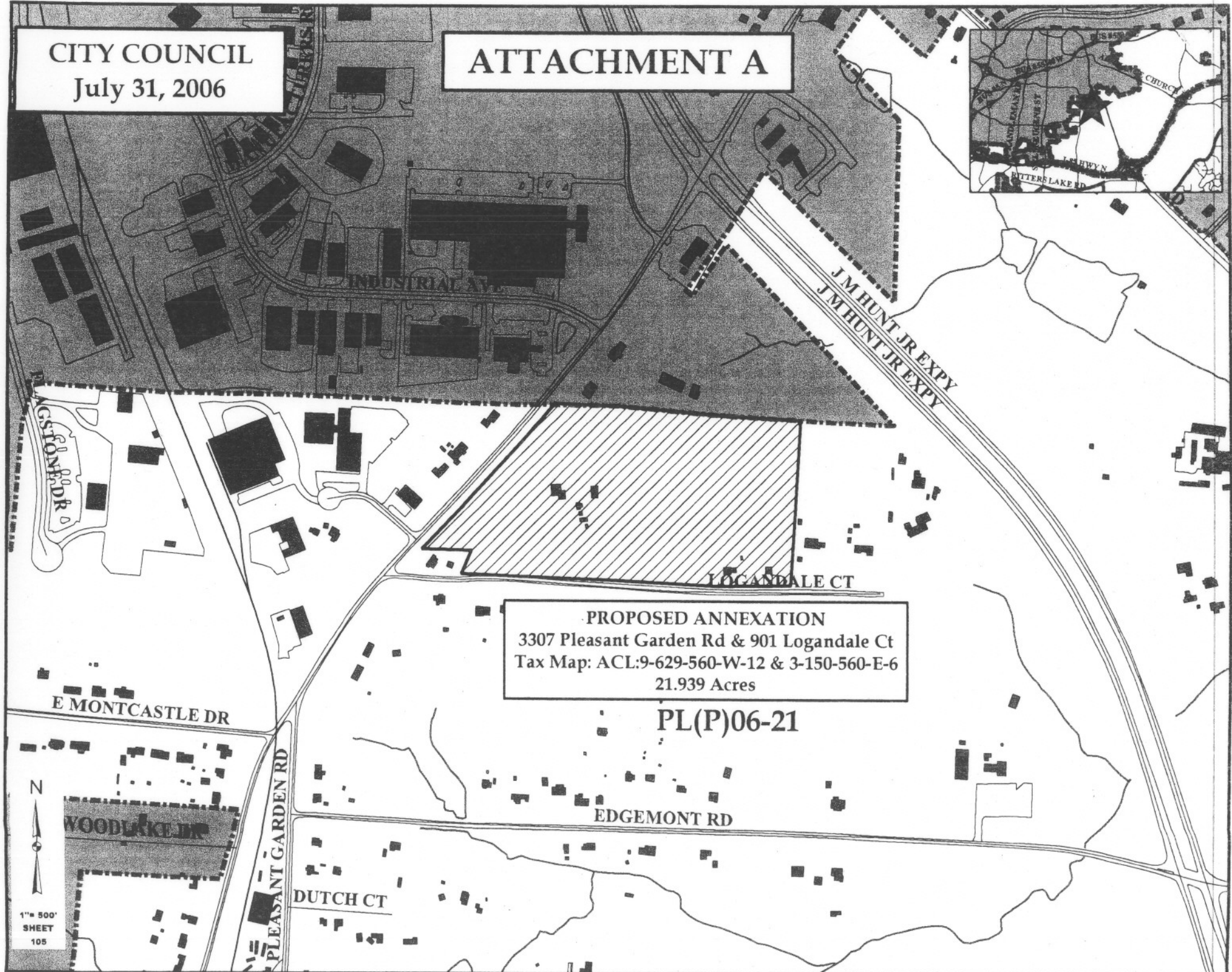
RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning Board and to City Council. The Planning Board recommended this annexation at its June meeting on a vote of 6-0 (Hall, Bryson, Koonce, Landau, Marks, Rhodes).

CITY COUNCIL

July 31, 2006

ATTACHMENT A



PROPOSED ANNEXATION
3307 Pleasant Garden Rd & 901 Logandale Ct
Tax Map: ACL:9-629-560-W-12 & 3-150-560-E-6
21.939 Acres

PL(P)06-21



1" = 500'
SHEET
105



City of Greensboro
City Council
Agenda Item

TITLE: Establishment of Original Zoning for Property Located on the East Side of Pleasant Garden Road Between Logandale Court and US 421 South

Department:	Planning Department	Current Date:	July 19, 2006
Contact 1:	Richard Hails	Public Hearing:	July 31, 2006
Phone:	373-2922	Advertising Date:	July 20 and 27, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	<i>RWHails</i>
Attachments: Attachment A: Vicinity Map (PL(Z) 06-40) Attachment B: Minutes of June 12, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report			

PURPOSE:

Mary M. Wells applied for the establishment of original zoning from County Zoning RS-40 to City Zoning Conditional District – RM-18 Residential Multifamily for property located on the east side of Pleasant Garden Road between Logandale Court and US 421 South. The Zoning Commission considered this application on June 12, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 8 to 0 to recommend approval of the request.

There was one speaker in favor of and one speaker in opposition to this proposal (see Attachment B: Minutes of June 12, 2006 Zoning Commission Meeting).

This Conditional District – RM-18 Residential Multifamily original zoning application contains the following condition:

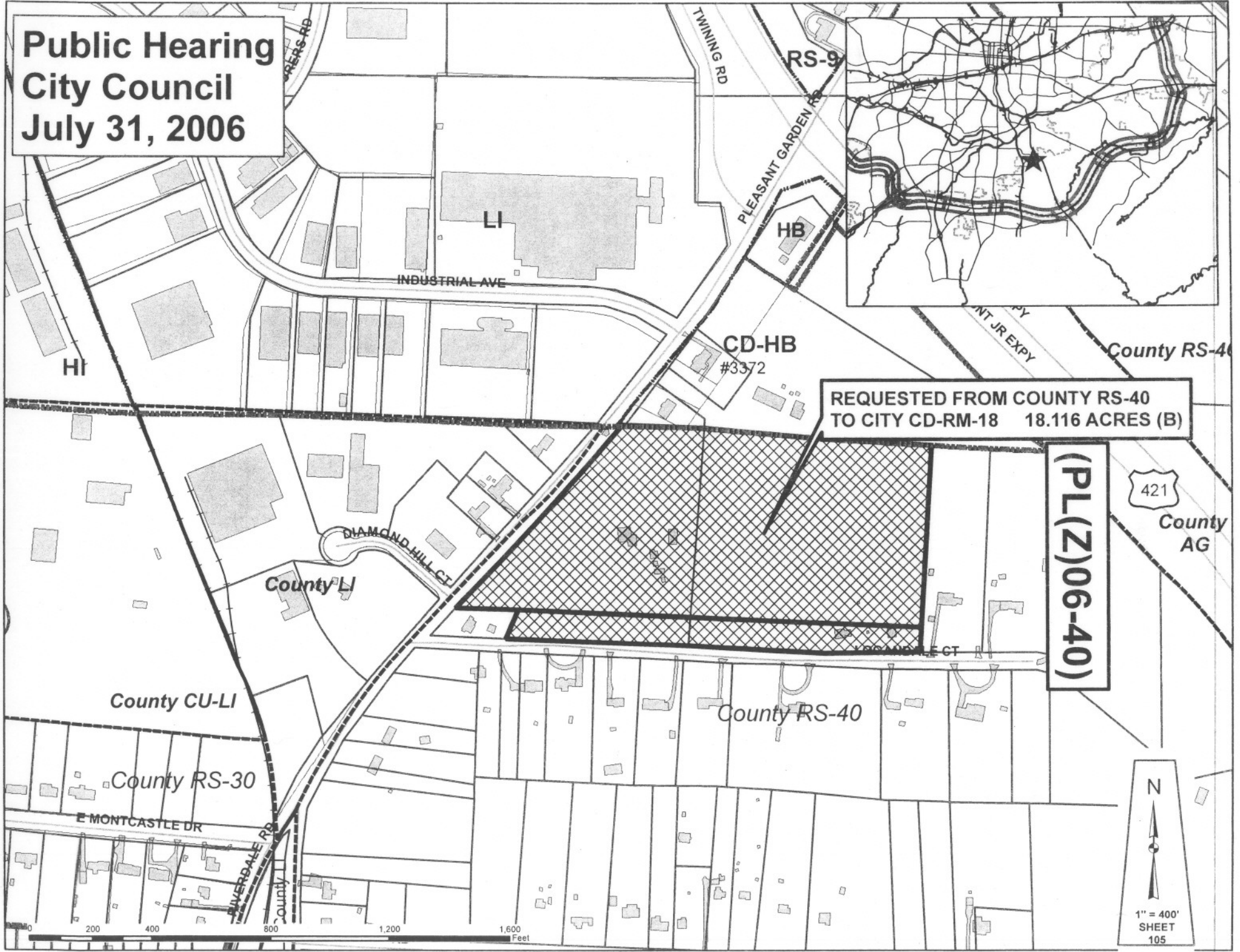
- 1) Uses: Residential multifamily and accessory structures only.

A vicinity map of the proposed original zoning is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

**Public Hearing
City Council
July 31, 2006**



421



1" = 400'
SHEET
105

Attachment B

Minutes of June 12, 2006 Zoning Commission Meeting (PL(Z) 06-40)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Seth Coker, 305 Glenwood Avenue, handed up materials for the Commission's consideration. He then went through the handout and explained each document. He said there was a neighborhood meeting held. As a result of that meeting, they divided the property and decided to file two separate applications, the 18-acre piece filed for multifamily and along Logandale Court on the 4-acre piece filing for single family homes. Another neighborhood meeting was held and it was apparent the neighbors wanted an increase in the multifamily homes and not having so many single family homes along Logandale Court. Therefore, tract B, which was the single family homes, will come back to the Commission as part of tract A, the multifamily homes. Almost the entire tract B will come back next time as the buffering requirements for the neighbors. There will be a 300+ unit complex with many amenities, which he listed. They will save the historic Logan-Anthony House and it will be utilized as their clubhouse. He gave reasons why he felt the request should be granted.

Speaking in opposition to the request, Raymond Carney, 1020 Village Drive, Jamestown, said he was concerned about the water supply because the folks on Logandale were all on wells.

Mr. Hails said the proposed development would not be on well and septic so there would not be any added tap on the ground water as a result of the project, but there would be disturbance of the land and some modification of the runoff going on in the area. His experience with large lots like that along Logandale is that most are already experiencing well problems. It would be fairly unusual to have that disrupt the water table there, but he did not think anyone could write a guarantee on that.

Chair Wolf closed the public hearing.

Mr. Hails said there were a number of things in the staff report that note support for the proposal. When the commercial rezoning came before the Commission several months back, staff thought it potentially could fit in with the mixed use-residential pattern indicated in the Comp Plan. This is an area that has not had mixed use traditionally, but is very near a job center immediately west of this, very popular and staff feels it is appropriate to have some different housing types and commercial in close proximity to that job center. There are several other policies with which this development complies. They are pleased to hear about some of the plans for the site, including the preservation of the historic house on the site. Since the applicant has opted not to tie those to the rezoning by adding conditions to the request, then those positive statements are illustrative in nature. Because staff feels it is overall good compatibility and consistency with the Comp Plan on the site, multifamily next to single family, if the zoning does not

go through next time, it would require a landscape buffer or preservation of some buffer so they hope the surrounding area is protected as well with reasonable compatibility. Staff recommends approval of the request.

Mr. Matheny said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located on the east side of Pleasant Garden Road from County RS-40 to City CD-RM-18, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: it is generally consistent with the Mixed Use Residential land use category indicated for this site on the Connections 2025 Generalized Future Land Use Map; it links approvals of annexation petitions to water/sewer extension policies regarding designated growth areas ; and it promotes mixed income neighborhoods. Mr. Gilmer seconded the motion. The Commission voted unanimously 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Schneider, Shipman, Spangler, Wright. Nays: None.)

**Attachment C
(PL(Z) 06-40)**

**City of Greensboro Planning Department
Zoning Staff Report
June 12, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: B
Location: 3307 Pleasant Garden Road (East side of Pleasant Garden Road between Logandale Court and US 421 South)

Applicant: Mary M. Wells
Owner: Mary M. Wells

From: County RS-40
To: City CD-RM-18

Conditions: 1) Uses: Residential multifamily and accessory structures only.

SITE INFORMATION	
Maximum Developable Units	324
Net Density	17.8 dwelling units per acre
Existing Land Use	3 Single Family Dwellings
Acreage	18.116
Physical Characteristics	<i>Topography:</i> Downward westerly slope <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	The Logan Anthony House
Generalized Future Land Use	Mixed Use Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Single Family (recently rezoned for a shopping center)	CD-HB
South	Single Family	Co. RS-40
East	Single Family	Co. RS-40
West	Southeastern Plastics / 2 Single Family Dwellings	Co. LI

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

DIFFERENCES BETWEEN RS-40 (EXISTING) AND CD-RM-18 (PROPOSED) ZONING DISTRICTS
RS-40: Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one or more of the following characteristics: (a) Lies within the 60 DNL noise contour; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; or (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.
CD-RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less. See Conditions for use restrictions.

TRANSPORTATION	
Street Classification	Pleasant Garden Road – Major Thoroughfare, Logandale Court – Local Street.
Site Access	One proposed to Pleasant Garden Road. The TIS recommended right and left turn lanes from Pleasant Garden Road into proposed development. The proposed single family residential homes will all access off of Logandale Court.
Traffic Counts	Pleasant Garden Road ADT = 11,579.
Trip Generation	24 Hour = 2,207, AM Peak Hour = 168, PM Peak Hour = 204. (This is a total trip generation for the proposed apartments plus single family.)
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	No.
Traffic Impact Study	Yes required per TIS Ordinance. See the Additional Information section of this staff report for the Executive Summary for the TIS.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Site drains to Burlington Watershed
Floodplains	N/A
Streams	Streams have not been identified at this time, if perennial appropriate buffer will be required. For high density development 100' stream buffer (on each side of the stream) is required. For low density development a 30' buffer (on each side of the stream) will be required. No built upon area is allowed in the entire stream buffer.
Other	Low density development is from 0-24% of built upon area. High density development is from 24-70% of built upon area. Maximum BUA allowed is 70% of site acreage (High Density option). All existing and proposed BUA must drain and be treated by a State approved BMP.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
South	N/A
East	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
West	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 6B.2: Promote rehabilitation of historic houses and buildings.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The adjacent 12.3-acre triangular-shaped property to the north was annexed and rezoned to CD-HB by City Council in July 2205. Annexation of the property was effective on September 30, 2005. By condition, this tract is to be developed as a neighborhood shopping center not to exceed 53,000 square feet of retail space and a Type B landscape buffer with opaque fencing is required adjacent to residential properties.

This request is consistent with the Mixed Use Residential designation on the Generalized Future Land Use Map of Connections 2025. This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. It is also applied in areas suited to a diverse mix of housing types and densities.

In this case, the proposal offers a transition from the commercial area "in waiting" mentioned above to the lower density single family development located along the south side of Logandale Court and southward.

This rezoning proposal is consistent with a number of Connections 2025 goals and policies. It promotes compact development, mixed-income neighborhoods, and the diversification of new housing stock to meet the needs for suitable, affordable housing.

A request has been filed (to be heard at the July Zoning Commission meeting) to rezone the 3.823-acre strip along the north side of Logandale Court to CD-RM-18 with the following conditions:

- 1) Uses: Residential multifamily and accessory structures only.
- 2) Property to be developed in conjunction with the tract to the north.
- 3) 25' wide undisturbed buffer immediately adjacent along Logandale Court except as required for temporary construction entrance which would be replanted at a Type A planting rate upon completion of the development.

- 4) 50' wide nonbuilt upon buffer along Logandale Court in addition to the buffer in Condition No. 3.

If approved, this upcoming request would be linked to the current request and would provide an appropriate buffer for the single family homes along Logandale Court.

In order for this current request and the pending original zoning request mentioned above to be considered by City Council at the same meeting, this current request will be placed on the agenda for the July 31, 2006 City Council meeting.

Guilford County Historic Properties Commission: The Logan Anthony House, # 393 in the Guilford County historic inventory, is described as a Folk Victorian from the late 1800's. It appears to be in good condition with few exterior alterations to the main structure. The house and site have the potential of being a Guilford County Landmark and having National Register potential. It is recommended that the house remain on site and be incorporated into the project. Other considerations are to move the house to another part of the property and be used in a single family situation, or offered for sale to the public and moved to a new location.

GDOT: No additional comments.

Water Resources: Possibility of Wetlands. If any wetland disturbance and or stream crossing/disturbance is proposed all the required approvals must be obtained from State and Corps of Engineers.

DMUE will be required on channels that carry public water.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.

ADDITIONAL INFORMATION

Proposed Residential Development - Traffic Impact Study

Prepared for Signature Property Group

May 1, 2006

Executive Summary

Signature Property Group proposes to build a residential development located off Pleasant Garden Road (see figure 1) in Greensboro, NC. The site plan proposes a mix of single family and apartments. The developer proposes one access point located on Pleasant Garden Road.

The City of Greensboro has requested a traffic analysis to determine the effect of this proposed project. Transportation engineering consultant firm *John Davenport Engineering Inc.* was contracted to provide the traffic study for this proposed development. The following intersections were included in the study:

- Industrial Avenue/SSP Properties Entrance @ Pleasant Garden Road
- Pleasant Garden Road @ US 421
- Pleasant Garden Road @ Proposed Site Entrance

These intersections were analyzed for 2006 existing conditions (where applicable), No-build conditions, and Full build-out conditions. The site is assumed to be built-out by 2009.

This proposed development is expected to generate approximately 2,207 daily weekday trips; with 168 trips during the AM peak and 204 trips during the PM peak (see table 1). The following is a level of service table for the projected impact of this development.

LEVEL OF SERVICE						
	AM PEAK			PM PEAK		
Intersection	2006 Existing	2009 No-Build	2009 Build	2006 Existing	2009 No-Build	2009 Build
Pleasant Garden Road @ US -421	C (22.8)	C (26.7)	C (27.1)	C (22.6)	C (24.2)	C (28.5)
Pleasant Garden Road @ Industrial Drive	E (39.2) SBL	C (27.3)	C (32.2)	F (54.7) SBL	C (29.1)	C (31.0)
Pleasant Garden @ Proposed Entrance			E (46.5) NBL			E (39.8) NBL

The following are the recommendations for improvements made in this report:

US 421 @ Pleasant Garden Road

- Analysis indicates that no improvements are necessary at this intersection. However, if a traffic signal is installed at the Industrial Avenue intersection, it is highly recommended that it be coordinated with this signal.

Industrial Avenue/SSP Properties Entrance @ Pleasant Garden Road

- No additional improvements needed beyond the recommended improvements of a traffic signal and a westbound left turn proposed in the traffic analysis conducted for SSP Properties.

Pleasant Garden Road @ Proposed Entrance

- Construct separate right and left turn lanes at the new approach. With a 100' of storage on the left turn lane.



City of Greensboro
City Council
Agenda Item

TITLE: Establishment of Original Zoning for Property Located on the North Side of Logandale Court East of Pleasant Garden Road

Department:	Planning Department	Current Date:	July 19, 2006
Contact 1:	Richard Hails	Public Hearing:	July 31, 2006
Phone:	373-2922	Advertising Date:	July 20 and 27, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	<i>R. Wells</i>
Attachments:	Attachment A: Vicinity Map (PL(Z) 06-41) Attachment B: Minutes of July 10, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report		

PURPOSE:

Mary M. Wells applied for the establishment of original zoning from County Zoning RS-40 Residential Single Family to City Zoning Conditional District – RM-18 Residential Multifamily for property located on the north side of Logandale Court east of Pleasant Ridge Road. The Zoning Commission considered this application on July 10, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 8 to 0 to recommend approval of the request.

There was one speaker in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of July 10, 2006 Zoning Commission Meeting).

This Conditional District – RM-18 Residential Multifamily original zoning application contains the following conditions:

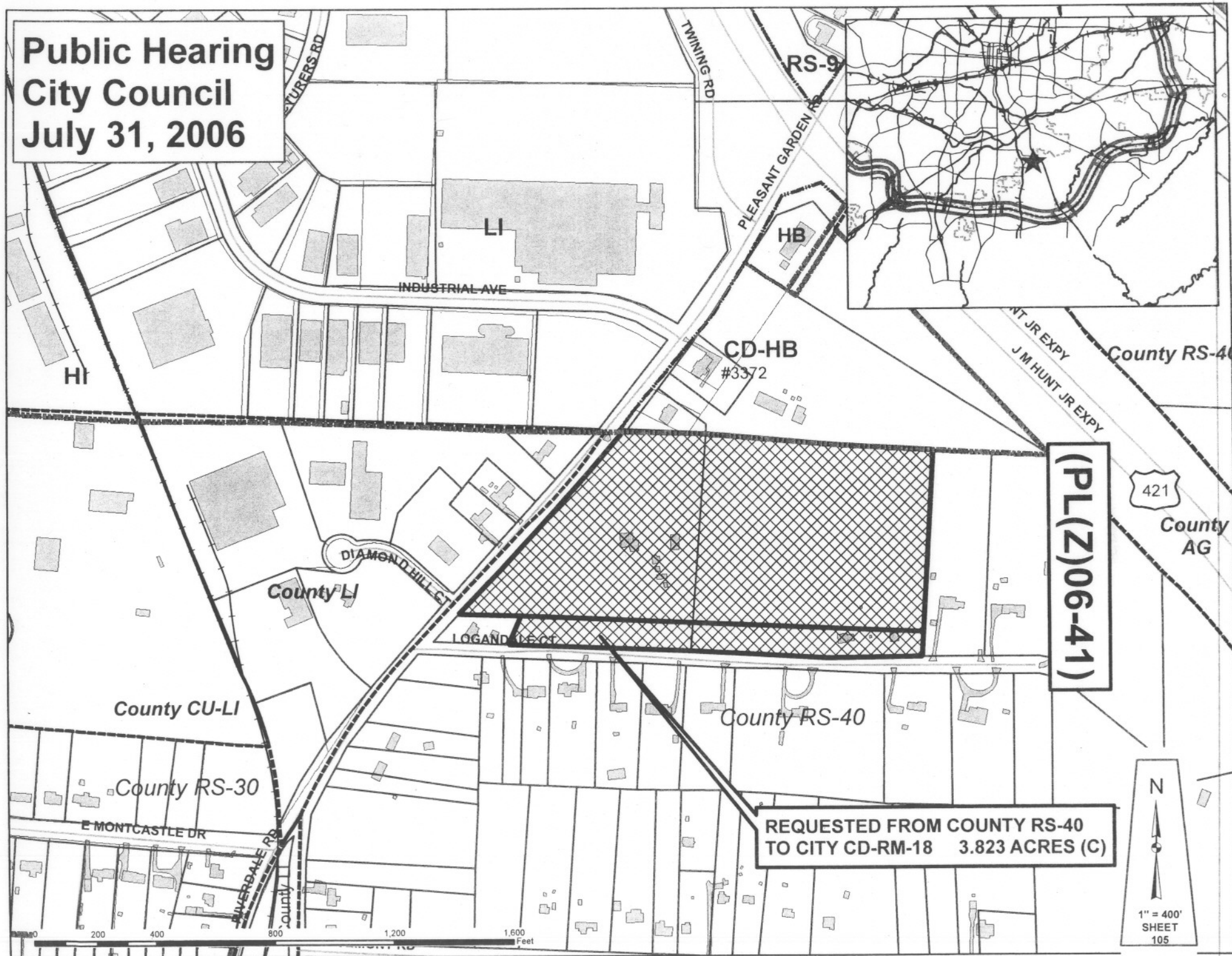
- 1) Uses: Residential multifamily and accessory structures only.
- 2) Property to be developed in conjunction with the tract to the north.
- 3) 40' wide undisturbed buffer immediately adjacent along Logandale Court except as required for temporary construction entrance which would be replanted at a Type A planting rate upon completion of the development.
- 4) 40' wide non-built upon buffer along Logandale Court in addition to the buffer in Condition No. 3.

A vicinity map of the proposed original zoning is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

**Public Hearing
City Council
July 31, 2006**



Attachment B

Minutes of July 10, 2006 Zoning Commission Meeting (PL(Z) 06-41)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Seth Coker, 305 Blandwood Avenue, handed out materials for the Commission's consideration. This is basically a continuation of the rezoning from last month, just adding this last piece. He mentioned that they had originally proposed doing single family there, but the neighbors overwhelmingly decided that they would like them to just expand their multifamily development and give them a larger buffer. Essentially what they are doing with this rezoning is creating the buffer. He needed to change two of the conditions. Condition No. 3 would be changed to a 40-foot wide undisturbed buffer immediately adjacent along Logandale Court, except as required for temporary construction entrance which would be replanted at a Type A Planting rate upon completion of the development. Condition No. 4 is a 40-foot wide non-built upon buffer along Logandale Court in addition to the buffer in Condition No. 3. So instead of having 75 feet off of Logandale Court, they are now 80-feet off Logandale Court, 40-feet of which is undisturbed whereas before it was just 25-feet that was undisturbed.

Mr. Collins moved to accept the changes in Conditions 3 and 4 as presented, seconded by Mr. Gilmer. The Commission voted 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None.)

Mr. Coker had listed in his handout the reasons why the Commission should support this rezoning. This is the project wherein they will get to restore a historic farmhouse, which is something unique for this project. This big tract of multifamily now would buffer all the single family neighborhoods from the commercial and industrial that you can see on the map. He continued to go through the information contained in his handout.

There was no one present to speak in opposition to the request. Chair Wolf closed the public hearing.

Mr. Hails said the Comp Plan calls for Mixed-Use - Residential development in this location. The two previous rezonings north of here staff feels are beginning to accomplish that. This request as supportive of last month's request is an important part of that. It establishes a good strong buffer and transition from multifamily to single family uses. There are several other Comp Plan policies supporting this request, such as mixed-income neighborhoods, diverse housing stock, and compact development and so on. He noted that the GDOT folks have passed along that the City may not allow a temporary construction entrance off of Logandale through a single family area so the wording the Condition 3 does not necessary guarantee that that is going to be permitted. Staff feels it is conforming with the Comp Plan and the previous rezonings and the context of the area and recommends approval of the request.

Mr. Matheny moved approval. He said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located on the north side of Logandale Court from County RS-40 to City CD-RM-18, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: it is generally consistent with the Mixed Use Residential land use category indicated for this site on the Connections 2025 Generalized Future Land Use Map; it links approvals of annexation petitions to water/sewer extension policies regarding designated growth areas; it promotes mixed-income neighborhoods. Mr. Gilmer seconded the motion. The Commission voted 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller Schneider, Spangler, Wright. Nays: None.)

**Attachment C
(PL(Z) 06-41)**

**City of Greensboro Planning Department
Zoning Staff Report
July 10, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: D
Location: 3307 Pleasant Garden Road (North side of Logandale Court east of Pleasant Garden Road)

Applicant: Mary M. Wells
Owner: Mary M. Wells

From: County RS-40
To: City CD-RM-18

- Conditions:**
- 1) Uses: Residential multifamily and accessory structures only.
 - 2) Property to be developed in conjunction with the tract to the north.
 - 3) 40' wide undisturbed buffer immediately adjacent along Logandale Court except as required for temporary construction entrance which would be replanted at a Type A planting rate upon completion of the development.
 - 4) 40' wide non-built upon buffer along Logandale Court in addition to the buffer in Condition No. 3.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Undeveloped
Acreage	3.823
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	The Logan Anthony House (Proposed for City zoning CD-RM-18)	Co. RS-40
South	Single Family Dwellings	Co. RS-40
East	Single Family Dwelling	Co. RS-40
West	Single Family Dwelling	Co. RS-40

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

DIFFERENCES BETWEEN RS-40 (EXISTING) AND CD-RM-18 (PROPOSED) ZONING DISTRICTS
RS-40: Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one or more of the following characteristics: (a) Lies within the 60 DNL noise contour; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; or (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.
CD-RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less. See Conditions for use restrictions and other limitations.

TRANSPORTATION	
Street Classification	Pleasant Garden Road – Major Thoroughfare, Logandale Court – Local Street.
Site Access	One proposed to Pleasant Garden Road. The TIS recommended right and left turn lanes from Pleasant Garden Road into proposed development.
Traffic Counts	Pleasant Garden Road ADT = 11,579.
Trip Generation	24 Hour = 2,207, AM Peak Hour = 168, PM Peak Hour = 204. (This is a total trip generation for the proposed apartments plus single family.)
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	No.
Traffic Impact Study	Yes required per TIS Ordinance. See the Additional Information section of this staff report for the Executive Summary for the TIS.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Site drains to Burlington Watershed
Floodplains	N/A
Streams	Streams have not been identified at this time, if perennial appropriate buffer will be required. For high density development a 100' stream buffer (on each side of the stream) is required. For low density development a 30' buffer (on each side of the stream) will be required. No built upon area is allowed in the entire buffer.
Other	Low density development is from 0-24% of built upon area. High density development is from 24-70% of built upon area. Maximum BUA allowed is 70% of site acreage (High Density option). All existing and proposed BUA must drain and be treated by a State approved BMP.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	See zoning conditions for buffer requirements
South	
East	
West	

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 6B.2: Promote rehabilitation of historic houses and buildings.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The 12.3-acre triangular-shaped property to the north was annexed and rezoned to CD-HB by City Council in July 2205. Annexation of the property was effective on September 30, 2005. By condition, this tract is to be developed as a neighborhood shopping center not to exceed 53,000 square feet of retail space.

This property is within the Tier One Growth Area on the Growth Strategy Map of Connections 2025.

There is a 16-inch City water line along Pleasant Garden Road but the nearest accessible sewer line is at some distance. Extension of sewer service to the property is the developer's responsibility.

The 18-acre tract abutting the subject property on its north side was unanimously recommended for approval to CD-RM-18 by the Zoning Commission at the June 12, 2006 meeting. That request and this request will be placed on the July 31, 2006 agenda in order that they may be considered together.

The applicant plans to ask for amendments to Conditions No. 3 and 4 at the public hearing. The undisturbed buffer mentioned in Condition No. 3 will be increased from 25 feet to 40 feet in width. The nonbuilt upon buffer mentioned in Condition No. 4 will be adjusted from 50 feet to 40 feet in width. Thus, the overall buffer will be increased from 75 to 80 feet wide and the undisturbed portion will be increased from 25 to 40 feet wide. This will further separate and buffer the single family homes along the south side of Logandale Court from the proposed multifamily development. The two amended conditions will help implement measures to protect the neighborhood from potential negative impacts of development which is supported by Comprehensive Plan Policy 6A.2.

This request is consistent with the Mixed Use Residential designation on the Generalized Future Land Use Map of Connections 2025. This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. It is also applied in areas suited to a diverse mix of housing types and densities.

This original zoning proposal is also consistent with a number of Connections 2025 goals and policies. It promotes compact development, mixed-income neighborhoods, and the diversification of new housing stock to meet the needs for suitable, affordable housing.

GDOT: No additional comments.

Water Resources: Possibility of Wetlands. If any wetland disturbance and or stream crossing/disturbance is proposed all the required approvals must be obtained from State and Corps of Engineers.
DMUE will be required on channels that carry public water.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.

ADDITIONAL INFORMATION

Proposed Residential Development - Traffic Impact Study

Prepared for Signature Property Group

May 1, 2006

Executive Summary

Signature Property Group proposes to build a residential development located off Pleasant Garden Road (see figure 1) in Greensboro, NC. The site plan proposes a mix of single family and apartments. The developer proposes one access point located on Pleasant Garden Road.

The City of Greensboro has requested a traffic analysis to determine the effect of this proposed project. Transportation engineering consultant firm *John Davenport Engineering Inc.* was contracted to provide the traffic study for this proposed development. The following intersections were included in the study:

- Industrial Avenue/SSP Properties Entrance @ Pleasant Garden Road
- Pleasant Garden Road @ US 421
- Pleasant Garden Road @ Proposed Site Entrance

These intersections were analyzed for 2006 existing conditions (where applicable), No-build conditions, and Full build-out conditions. The site is assumed to be built-out by 2009.

This proposed development is expected to generate approximately 2,207 daily weekday trips; with 168 trips during the AM peak and 204 trips during the PM peak (see table 1). The following is a level of service table for the projected impact of this development.

LEVEL OF SERVICE						
	AM PEAK			PM PEAK		
Intersection	2006 Existing	2009 No-Build	2009 Build	2006 Existing	2009 No-Build	2009 Build
Pleasant Garden Road @ US -421	C (22.8)	C (26.7)	C (27.1)	C (22.6)	C (24.2)	C (28.5)
Pleasant Garden Road @ Industrial Drive	E (39.2) SBL	C (27.3)	C (32.2)	F (54.7) SBL	C (29.1)	C (31.0)
Pleasant Garden @ Proposed Entrance			E (46.5) NBL			E (39.8) NBL

The following are the recommendations for improvements made in this report:

US 421 @ Pleasant Garden Road

- Analysis indicates that no improvements are necessary at this intersection. However, if a traffic signal is installed at the Industrial Avenue intersection, it is highly recommended that it be coordinated with this signal.

Industrial Avenue/SSP Properties Entrance @ Pleasant Garden Road

- No additional improvements needed beyond the recommended improvements of a traffic signal and a westbound left turn proposed in the traffic analysis conducted for SSP Properties.

Pleasant Garden Road @ Proposed Entrance

- Construct separate right and left turn lanes at the new approach. With a 100' of storage on the left turn lane.



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance annexing territory to the corporate limits — 65.61 acres at 4220 and 4229 Pleasant Garden Road

Department:	Planning	Current Date:	7/18/06
Contact 1:	Steve Galanti	Public Hearing:	Yes, at 7-31-06 Council meeting
Phone:	373-2918	Advertising Date:	
Contact 2:	Dick Hails	Advertised By:	
Phone:	373-2922	Authorized Signature:	<i>PW Hails</i>
Attachments:	Attachment A: "PL(P)06-27" map		

PURPOSE:

Laura D. Clapp Trust and Marvin E. Baugh, Jerry W. Davis, and Park R. Davidson have petitioned the City for annexation of the property located at 4220 and 4229 Pleasant Garden Road. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

This property abuts a previous satellite annexation (the southeastern part of the Urban Loop) along its north side. Because City Council has approved annexation of an intervening property between the present primary city limits and the Urban Loop, the Urban Loop will become part of the primary city limits as of July 31.

The property covered by this petition is within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan.

There are 2 houses on the property now, but it is proposed for development with up to about 270 multifamily units on the west side of Pleasant Garden Road and up to about 130 homes on the east side.

The nearest accessible water and sewer lines are quite a distance away. Development of a large property near the northwest corner of Pleasant Garden Road and the Urban Loop will bring lines much closer. Extension of water and sewer service to the property, and gaining design approval from the Water Resources Department, is the developer's responsibility.

Fire service can be provided to this property with moderate difficulty.

The Police Department estimates modest impact on its service provision, with a need for 0.23 additional officers at full build out.

Provision of other City services will involve a little bit of additional travel distance as compared to their provision to the previously-annexed property on the north side of the Urban Loop.

Payment of an acreage fee of two hundred dollars (\$200) per acre for water service and two hundred dollars (\$200) per acre for sewer service accompanied the annexation petition. "Any utility assessments which may have been levied by the County shall be collected either by voluntary payment or through foreclosure by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located in the City of Greensboro."

BUDGET IMPACT:

Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

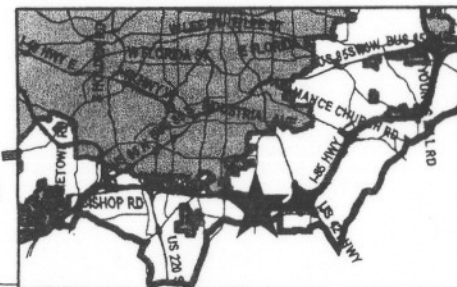
RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning Board and to City Council. The Planning Board recommended this annexation at its June meeting on a vote of 6-0 (Hall, Bryson, Koonce, Landau, Marks, Rhodes).

CITY COUNCIL
July 31, 2006

ATTACHMENT A

Effective:
July 31, 2006



PLEASANT GARDEN RD

BLUMENTHAL RD

I-85 HWY N

I-85 HWY S

PROPOSED ANNEXATION
4220 & 4229 Pleasant Garden Rd
TAX MAP: ACL 9-631-557-W-7 & 1
65.61 Acres
64.845 Acres outside street R/W)

PL(P)06-27

CARDEN CATE RD



1"= 400'
SHEET
264



City of Greensboro
City Council
Agenda Item

TITLE: Connections 2025 Comprehensive Plan Generalized Future Land Use Map Amendment

Department:	Planning	Current Date:	July 17, 2006
Contact 1:	Heidi Galanti	Public Hearing:	July 31, 2006
Phone:	574-3576	Advertising Date:	July 20 and July 27 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	<i>[Handwritten Signature]</i>

Attachments: Attachment A: Map of the Comprehensive Plan amendment
Attachment B: Copies of two staff reports for the Comprehensive Plan amendment and rezoning requests

The staff reports are provided in this packet for the Comprehensive Plan amendment CP-06-16 and rezoning requests PL(Z)06-42 and PL(Z)06-43.

PURPOSE:

Henry H. Isaacson applied for an amendment to the *Connections 2025 Comprehensive Plan* Generalized Future Land Use Map (Figure 4-2) from the Industrial/Corporate Park to the Mixed-Use Residential land use classification for a portion of the property located on the southeast and southwest quadrants of Pleasant Garden Road and Interstate 85 (Greensboro Urban Loop).

The City Council will conduct a public hearing to receive public comment and consider action on this amendment.

BACKGROUND:

This request for a Connections 2025 Generalized Future Land Use Map amendment is directly related to a rezoning request for this same area. See attachments for more information.

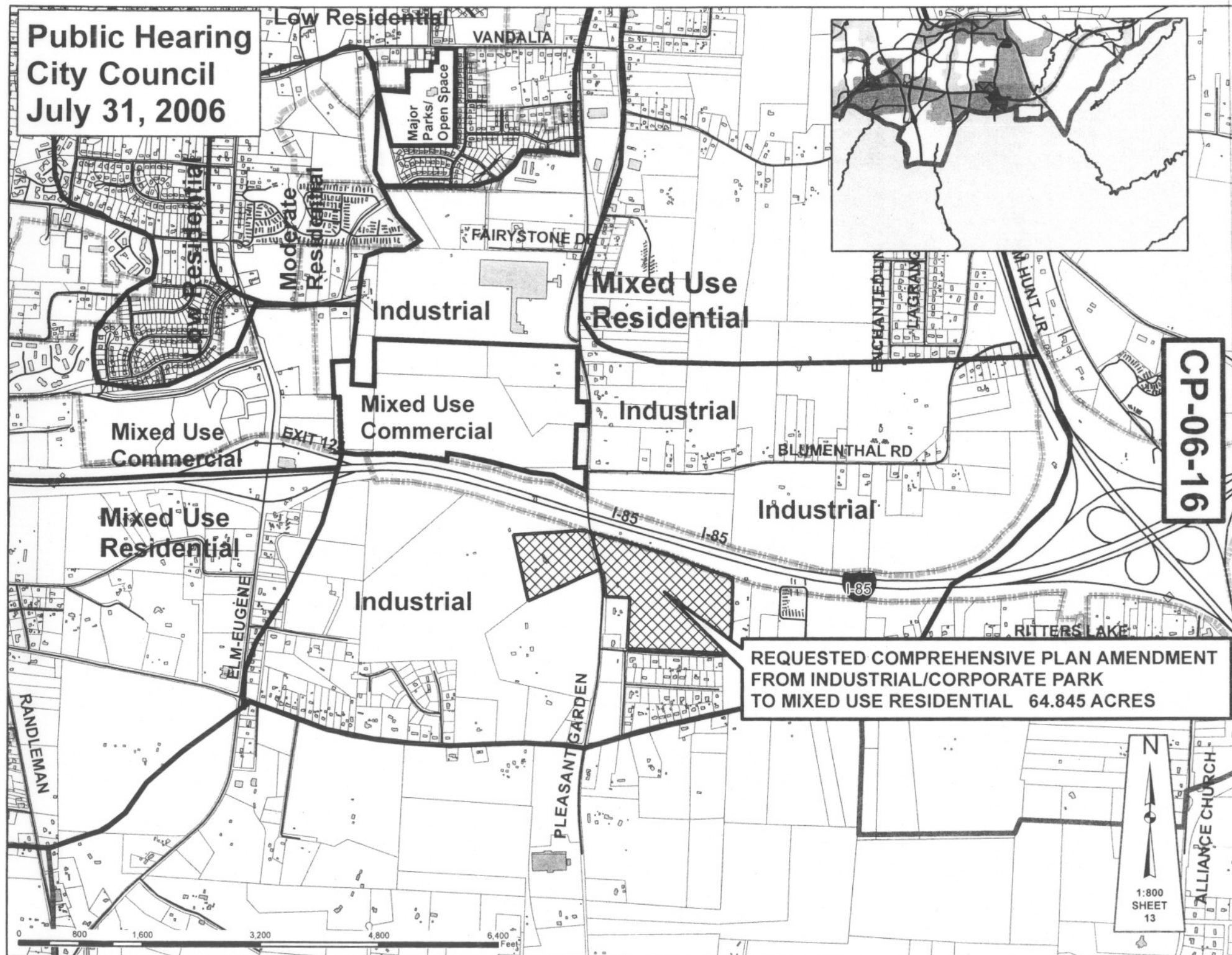
BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of this ordinance.

**Public Hearing
City Council
July 31, 2006**



CP-06-16

Attachment B

City of Greensboro Planning Department Zoning Staff Report and Plan Amendment Evaluation July 10, 2006 Public Hearing

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: E
Location: Southeast quadrant of Pleasant Garden Road and Interstate 85 (Greensboro Urban Loop)

Applicant: Carrolland Corporation
Owner: Marvin E. Baugh, Jerry W. Davis and Park R. Davidson

GFLUM

From: Industrial/Corporate Park
To: Mixed Use Residential

Zoning

From: County RS-40
To: City CD-RS-12

Conditions: 1) Uses limited to single family homes in the RS-12 zoning district.

SITE INFORMATION	
Maximum Developable Units	146 dwelling units
Net Density	3.0 dwelling units per acre
Existing Land Use	Undeveloped
Acreage	48.913
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Open field / wooded <i>Other:</i> N/A
Overlay Districts	SCOD-1
Historic District/Resources	N/A
Generalized Future Land Use	Industrial Corporate Park
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	I-85	RS-12
South	Rural Residential	Co. RS-40
East	Rural Residential	Co. RS-40
West	Rural Residential (Item F)	Co. RS-30/ Co. GO-M

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

DIFFERENCES BETWEEN RS-40 (EXISTING) AND CD-RS-12 (PROPOSED) ZONING DISTRICTS
<p>RS-40: Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one or more of the following characteristics: (a) Lies within the 60 DNL noise contour; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; or (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.</p>
<p>CD-RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less. See Conditions for use limitation.</p>

TRANSPORTATION	
Street Classification	Pleasant Garden Road – Major Thoroughfare.
Site Access	Two proposed access points to Pleasant Garden Road. All access points must meet City of Greensboro and NCDOT standards. Public street stub(s) may be required of this development. The TIS recommended left and right turn lanes for the access to the proposed apartment development. The TIS also recommended a left turn lane for the access point to the proposed single family development.
Traffic Counts	Pleasant Garden Road ADT = 8,536, north of Vandalia Road.
Trip Generation	24 Hour = 3,367, AM Peak Hour = 260, PM Peak Hour = 330.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	No.
Traffic Impact Study	Yes required per TIS Ordinance. Please see the Additional Information section of this staff report for the Executive Summary of the TIS.
Street Connectivity	N/A at this time. However, public street stub(s) may be required of the development.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Site drains to two watersheds; South Buffalo (non watersupply watershed) and Lake Mackintosh (water supply watershed).
Floodplains	N/A
Streams	There is a USGS Blue line stream on site. Other streams have not been identified at this time. For high density development 100' stream buffer (on each side of the stream) is required. For low density development a 30' buffer (on each side of the stream) will be required. No built upon area is allowed in the entire stream buffer.
Other	If site will drain to water supply watershed then all existing and proposed BUA must be treated by State approved device. Low density development is from 0-24% of built upon area. High density development is from 24-70% of built upon area. Maximum BUA allowed is 70% of site acreage (High Density option). If site will not drain to water supply watershed then no water quality device is required.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	SCOD-1: 50 foot undisturbed buffer
South	N/A
East	N/A
West	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Existing:

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

Proposed:

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods

that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	Date	Request Summary
CP-06-10	5-02-06	A request to amend the Generalized Future Land Use Map from Industrial/Corporate Park and Mixed use Commercial to Commercial was approved by Council on May 2, 2006.

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change:

The new I-85 has been completed and will soon carry I-40 traffic around Greensboro as well. This property lies in the shadow of that new highway and access to the new highway will be difficult for trucks and other vehicles servicing Industrial or Corporate Park property.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

The new I-85 has dramatically changed this area, especially at its interchange of S. Elm-Eugene Street, which is near the subject property. There is Mixed Use Residential nearby; there is a potential Activity Center close to this property as well. The new road has resulted in development patterns in the area. The topography of the subject property in relation to the new road also argues in favor of a different land use category other than Industrial/Corporate Park.

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change:

This property is within the Tier One Growth Area on the Growth Strategy Map in the Comprehensive Plan. Due to recent changes in the land use on the north side of the loop to the Commercial land use classification and the inability to access the Loop from Pleasant Garden Road the Mixed use Residential Land Use classification may be a good supportive use to the nearby commercial development.

Staff is still concerned about the overall loss of industrial land use classifications. There appears to be quite a significant trend away from the Industrial/Corporate Park and Mixed Use Corporate Park land use classifications to other classifications. Policy 7C.1, calls for the City to, "Ensure that adequate land is zoned and has infrastructure available for the various stages of business development." While some of this transition was into nonresidential classifications that do support commercial business development staff is still concerned about the loss of locations for future industrial/warehouse businesses. If this area which consists of approximately 65 acres is changed from an industrial classification there will have been a total loss of approximately 230 acres of the industrial land use classifications since the adoption of the Plan in May 2003.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):

The nearest accessible water and sewer lines are quite a distance away. Development of a large property near the northwest corner of Pleasant Garden Road and the Urban Loop will bring lines much closer. Extension of water and sewer to the property, and gaining design approval from the Water Resources Department, is the developer's responsibility.

Fire service can be provided to this property with moderate difficulty.

The Police Department estimates modest impact on its service provision, with a need for 0.23 additional officer at full buildout.

Provision of other City services will involve a little bit of additional travel distance as compared to their provision to the previously-annexed property on the north side of the Urban Loop.

Implications, if any, the Amendment may have for Other Parts of the Plan:

This may encourage other similar amendments to occur in this area.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):

An unforeseen circumstance is the recently approved plan amendment on the north side of the loop and west of Pleasant Garden for commercial development.

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on June 26, 2006, and made the following comments concerning this request:

- Without the interchange they don't feel that this is a bad request;
- the desire to hold this area for industrial doesn't have the pull that it would have if it had access to the loop; and
- they are concerned about how these residential developments are going to access Pleasant Garden and the impact that they will have on traffic in this area.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: This property is located in a Scenic Corridor Overlay District (SCOD-1), which requires a 50 average undisturbed buffer for the portion of the property adjacent to the Greensboro Urban Loop.

Other Plans: N/A

STAFF COMMENTS

Planning: This property abuts a previous satellite annexation (the southeastern part of the Urban Loop) along its north side. Because City Council has approved annexation of an intervening property between the present primary city limits and the Urban Loop, the Urban Loop will become part of the primary city limits as of July 31st.

This property is within the Tier One Growth Area on the Growth Strategy Map in the Comprehensive Plan.

The nearest accessible water and sewer lines are quite a distance away. Development of a large property near the northwest corner of Pleasant Garden Road and the Urban Loop will bring lines much closer. Extension of water and sewer to the property, and gaining design approval from the Water Resources Department, is the developer's responsibility.

Fire service can be provided to this property with moderate difficulty.

The Police Department estimates modest impact on its service provision, with a need for 0.23 additional officers at full buildout.

Provision of other City services will involve a little bit of additional travel distance as compared to their provision to the previously-annexed property on the north side of the Urban Loop.

This original zoning proposal is consistent with a number of Connections 2025 goals and policies. It promotes compact development, mixed-income neighborhoods, and the diversification of new housing stock to meet the needs for suitable, affordable housing.

GDOT: No additional comments.

Water Resources: Possibility of Wetlands on site. If any wetland disturbance and or stream crossing/disturbance is proposed all the required approvals must be obtained from State and Army Corps of Engineers.

Appropriately sized DMUE will be required on channels that carry public water.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan amendment to the Mixed Use Residential land use classification and approval of the original zoning to Conditional District – RS-12 primarily due to:

- recent changes in the land use on the north side of the loop to the Commercial land use classification;
- the Mixed use Residential Land Use classification may be a good supportive use to the nearby commercial development; and
- due to the inability to access the Loop from Pleasant Garden Road.

ADDITIONAL INFORMATION

I. Executive Summary

The proposed Pleasant Garden Road development is located on both east and west sides of Pleasant Garden Road south of the I-85 By-Pass in Greensboro, North Carolina. This proposed development is planned to consist of 286 apartment units on the west side of Pleasant Garden Road and 151 single family units on the east side of Pleasant Garden Road.

The purpose of this report is to evaluate the proposed development in terms of projected traffic conditions, evaluate the ability of the adjacent roadways to accommodate the additional traffic volumes, and to recommend transportation improvements needed to mitigate congestion that may result from the additional site traffic. This report presents trip generation, trip distribution, traffic analyses, and recommendations for transportation improvements needed to meet anticipated traffic demands. This report examines existing conditions, 2011 No-Build conditions, and 2011 Build Out conditions.

According to the Preliminary Conceptual Sketch Plans, the development is proposed to have two (2) full movement access points on Pleasant Garden Road. Access #1 is proposed to serve the apartment units to the west side of Pleasant Garden Road and Access #2 is proposed to serve the single family units to the east side of Pleasant Garden Road. The access points are proposed to be 500 feet apart.

The proposed development is projected to generate approximately 3,367 trips per average weekday with 260 trips predicted to occur during the morning peak hour and 330 trips predicted to occur during the afternoon peak hour.

A summary of the Highway Capacity Software Analysis analyzed using Synchro version 6.0 is shown in the following table:

Pleasant Garden Road Development Level-of-Service Summary						
Intersection	2006 Existing		2011 No-Build		2011 Build Out	
	AM	PM	AM	PM	AM	PM
Pleasant Garden Rd/Ritters Lake Rd.	B (10.4)	A (9.5)	B (19.1)	B (12.4)	C (34.6)	B (18.1)
Pleasant Garden Rd/Blumenthal Road	# (0.8) B (11.5) WB	# (0.7) B (10.0) WB	B (11.0)	B (11.2)	B (11.5)	B (11.9)
Pleasant Garden Rd/Site Access #1	N/A	N/A	N/A	N/A	# (2.4) C(22.3)EBL	# (2.3) D(28.3)EBL
Pleasant Garden Rd/Site Access#2	N/A	N/A	N/A	N/A	# (2.1) D(27.5)WBL	# (1.8) D(25.5)WBL

- No letter value assigned by Synchro, only overall intersection delay

* - Intersection Splits / Cycle Lengths Optimized

Recommended Improvements

This study shows that the proposed development will have minor effects on traffic operations in the vicinity of the development. Based on the analysis performed, on-site observations of existing traffic conditions, and Greensboro Department of Transportation (GDOT) and North Carolina Department of Transportation (NCDOT) turn lane warrants, the following improvements are recommended to be evaluated with the development of the site plan:

Site Access #1

- Construct a left turn lane on Pleasant Garden Road with a minimum of 75 feet of storage. Construct a right turn lane on Pleasant Garden Road with a minimum of 75 feet of storage.
- During the site plan development process, it is recommended that the Designer locate the subject driveway so that adequate sight distance is provided and driver sight distance triangles are not obstructed by the I-85 Bypass bridge supports.
- Construct Site Access #1 to meet or exceed Greensboro and/or NCDOT driveway standards.

Site Access #2

- Construct a left turn lane on Pleasant Garden Road with a minimum of 75 feet of storage.
- Construct Site Access #2 to meet or exceed Greensboro and/or NCDOT driveway standards.

In addition to the geometric improvements proposed above, the developer should have close coordination with the Southern Railroad to ensure that a safe railroad crossing is provided. According to Jason Orthner of the NCDOT Rail Division, there are currently 6 trains per day traversing this area. The 95th percentile queue for the eastbound movement is not expected to exceed 40 feet in the PM peak hour. Care should be taken via implementation of appropriate signage, signal design, and railroad crossing construction (four-quadrant gates, warning gates, and preemption) to ensure that vehicles do not queue over the proposed at-grade railroad crossing. The developer shall coordinate with NCDOT Rail Division and Norfolk Southern Railway in order to gain approval to cross the existing rail line.

Conclusions

This study shows that the proposed development will have minor impact on traffic operations along Pleasant Garden Road and Ritters Lake Road. The results of the analyses indicate that all of the site access intersections will operate at acceptable levels of service.

The traffic projected to be generated by the proposed development should not materially endanger public health, safety, or welfare.

Attachment B

City of Greensboro Planning Department Zoning Staff Report and Plan Amendment Evaluation July 10, 2006 Public Hearing

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: F
Location: Southwest quadrant of Pleasant Garden Road and Interstate 85 (Greensboro Urban Loop)

Applicant: Carroll Investment Properties, Inc.
Owner: Laura D. Clapp Trust

GFLUM

From: Industrial/Corporate Park
To: Mixed Use Residential

Zoning

From: County GO-M
To: City CD-RM-18

- Conditions:**
- 1) Uses limited to multifamily dwellings.
 - 2) There shall be a maximum of 286 units, plus clubhouse.
 - 3) There shall be one access to the subject property which shall be on Pleasant Garden Road.
 - 4) A six-foot high vinyl coated, chain link fence shall be erected and maintained around the perimeter (three sides) of the property.

SITE INFORMATION	
Maximum Developable Units	286
Net Density	17.95 dwelling units per acre
Existing Land Use	Rural Single Family Residential
Acreage	15.932
Physical Characteristics	<i>Topography:</i> Easterly downward slope <i>Vegetation:</i> Wooded / mature trees <i>Other:</i> N/A
Overlay Districts	SCOD-1
Historic District/Resources	N/A
Generalized Future Land Use	Industrial Corporate Park
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Undeveloped / I-85	Co. RS-30/ RS-12
South	Rural Residential	Co.RS-30
East	Undeveloped (Item E)	Co.RS-40
West	Undeveloped	Co.RS-30

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

DIFFERENCES BETWEEN GO-M (EXISTING) AND CD-RM-18 (PROPOSED) ZONING DISTRICTS	
GO-M: Primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a density of 12.0 units per acre or less, and supporting service uses.	
CD-RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less. See Conditions for uses limitation and other restrictions.	

TRANSPORTATION	
Street Classification	Pleasant Garden Road – Major Thoroughfare.
Site Access	Two proposed access points to Pleasant Garden Road. All access points must meet City of Greensboro and NCDOT standards. Public street stub(s) may be required of this development. The TIS recommended left and right turn lanes for the access to the proposed apartment development. The TIS also recommended a left turn lane for the access point to the proposed single family development.
Traffic Counts	Pleasant Garden Road ADT = 8,536, north of Vandalia Road.
Trip Generation	24 Hour = 3,367, AM Peak Hour = 260, PM Peak Hour = 330.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	No.
Traffic Impact Study	Yes required per TIS Ordinance. Please see the Additional Information section of this staff report for the Executive Summary of the TIS.
Street Connectivity	N/A at this time. However, public street stub(s) may be required of the development.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to South Buffalo Creek
Floodplains	N/A
Streams	USGS Blue line (perennial) stream and pond located on property. 50' buffer is required for the stream and pond. Buffer is to be measured from top of bank, top of steep slope or edge of wetlands (whichever produces a greater buffer). The restrictions within the buffer are as follows: first 15' must remain undisturbed and next 35' built upon area limit of 50% no occupied structures are allowed.
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' SCOD-1: 50 foot undisturbed buffer
<i>South</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>East</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Existing:

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

Proposed:

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	Date	Request Summary

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change:

The new I-85 has been completed and will soon carry I-40 traffic around Greensboro as well. This property lies in the shadow of that new highway and access to the new highway will be difficult for trucks and other vehicles servicing Industrial or Corporate Park property.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

The new I-85 has dramatically changed this area, especially at its interchange of S. Elm-Eugene Street, which is near the subject property. There is Mixed Use Residential nearby; there is a potential Activity Center close to this property as well. The new road has resulted in development patterns in the area. The topography of the subject property in relation to the new road also argues in favor of a different land use category other than Industrial/Corporate Park.

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change:

This property is within the Tier One Growth Area on the Growth Strategy Map in the Comprehensive Plan. Due to recent changes in the land use on the north side of the loop to the Commercial land use classification and the inability to access the Loop from Pleasant Garden Road the Mixed use Residential Land Use classification may be a good supportive use to the nearby commercial development.

Staff is still concerned about the overall loss of industrial land use classifications. There appears to be quite a significant trend away from the Industrial/Corporate Park and Mixed Use Corporate Park land use classifications to other classifications. Policy 7C.1, calls for the City to, "Ensure that adequate land is zoned and has infrastructure available for the various stages of business development." While some of this transition was into nonresidential classifications that do support commercial business development staff is still concerned about the loss of locations for future industrial/warehouse businesses. If this area which consists of approximately 65 acres is changed from an industrial classification there will have been a total loss of approximately 230 acres of the industrial land use classifications since the adoption of the Plan in May 2003.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):

The nearest accessible water and sewer lines are quite a distance away. Development of a large property near the northwest corner of Pleasant Garden Road and the Urban Loop will bring lines much closer. Extension of water and sewer to the property, and gaining design approval from the Water Resources Department, is the developer's responsibility.

Fire service can be provided to this property with moderate difficulty.

The Police Department estimates modest impact on its service provision, with a need for 0.23 additional officer at full buildout.

Provision of other City services will involve a little bit of additional travel distance as compared to their provision to the previously-annexed property on the north side of the Urban Loop.

Implications, if any, the Amendment may have for Other Parts of the Plan:

This may encourage other similar amendments to occur in this area.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):

An unforeseen circumstance is the recently approved plan amendment on the north side of the loop and west of Pleasant Garden for commercial development.

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on June 26, 2006, and made the following comments concerning this request:

- Without the interchange they don't feel that this is a bad request;
- the desire to hold this area for industrial doesn't have the pull that it would have if it had access to the loop; and
- they are concerned about how these residential developments are going to access Pleasant Garden and the impact that they will have on traffic in this area.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: This property is located in a Scenic Corridor Overlay District (SCOD-1), which requires a 50 average undisturbed buffer for the portion of the property adjacent to the Greensboro Urban Loop.

Other Plans: N/A

STAFF COMMENTS

Planning: This property abuts a previous satellite annexation (the southeastern part of the Urban Loop) on its north side. Because City Council has approved annexation of an intervening property between the present primary city limits and the Urban Loop, the Urban Loop will become part of the primary city limits as of July 31st.

This property is within the Tier One Growth Area on the Growth Strategy Map in the Comprehensive Plan.

The nearest accessible water and sewer lines are quite a distance away. Development of a large property near the northwest corner of Pleasant Garden Road and the Urban Loop will bring lines much closer. Extension of water and sewer to the property, and gaining design approval from the Water Resources Department, is the developer's responsibility.

Fire service can be provided to this property with moderate difficulty.

The Police Department estimates modest impact on its service provision, with a need for 0.23 additional officers at full buildout.

Provision of other City services will involve a little bit of additional travel distance as compared to their provision to the previously-annexed property on the north side of the Urban Loop.

This original zoning proposal is consistent with a number of Connections 2025 goals and policies. It promotes compact development, mixed-income neighborhoods, and the diversification of new housing stock to meet the needs for suitable, affordable housing.

GDOT: No additional comments.

Water Resources: An appropriately sized drainage easement is required on all channels carrying public runoff (size dependent on amount of flow carried in channel).

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan amendment to the Mixed Use Residential land use classification and approval of the original zoning to Conditional District – RM-18 primarily due to:

- recent changes in the land use on the north side of the loop to the Commercial land use classification;
- the Mixed use Residential Land Use classification may be a good supportive use to the nearby commercial development; and
- due to the inability to access the Loop from Pleasant Garden Road.

ADDITIONAL INFORMATION

I. Executive Summary

The proposed Pleasant Garden Road development is located on both east and west sides of Pleasant Garden Road south of the I-85 By-Pass in Greensboro, North Carolina. This proposed development is planned to consist of 286 apartment units on the west side of Pleasant Garden Road and 151 single family units on the east side of Pleasant Garden Road.

The purpose of this report is to evaluate the proposed development in terms of projected traffic conditions, evaluate the ability of the adjacent roadways to accommodate the additional traffic volumes, and to recommend transportation improvements needed to mitigate congestion that may result from the additional site traffic. This report presents trip generation, trip distribution, traffic analyses, and recommendations for transportation improvements needed to meet anticipated traffic demands. This report examines existing conditions, 2011 No-Build conditions, and 2011 Build Out conditions.

According to the Preliminary Conceptual Sketch Plans, the development is proposed to have two (2) full movement access points on Pleasant Garden Road. Access #1 is proposed to serve the apartment units to the west side of Pleasant Garden Road and Access #2 is proposed to serve the single family units to the east side of Pleasant Garden Road. The access points are proposed to be 500 feet apart.

The proposed development is projected to generate approximately 3,367 trips per average weekday with 260 trips predicted to occur during the morning peak hour and 330 trips predicted to occur during the afternoon peak hour.

A summary of the Highway Capacity Software Analysis analyzed using Synchro version 6.0 is shown in the following table:

Pleasant Garden Road Development Level-of-Service Summary						
Intersection	2006 Existing		2011 No-Build		2011 Build Out	
	AM	PM	AM	PM	AM	PM
Pleasant Garden Rd/Ritters Lake Rd.	B (10.4)	A (9.5)	B (19.1)	B (12.4)	C (34.6)	B (18.1)
Pleasant Garden Rd/Blumenthal Road	# (0.8) B (11.5) WB	# (0.7) B (10.0) WB	B (11.0)	B (11.2)	B (11.5)	B (11.9)
Pleasant Garden Rd/Site Access #1	N/A	N/A	N/A	N/A	# (2.4) C(22.3)EBL	# (2.3) D(28.3)EBL
Pleasant Garden Rd/Site Access#2	N/A	N/A	N/A	N/A	# (2.1) D(27.5)WBL	# (1.8) D(25.5)WBL

- No letter value assigned by Synchro, only overall intersection delay

* - Intersection Splits / Cycle Lengths Optimized

Recommended Improvements

This study shows that the proposed development will have minor effects on traffic operations in the vicinity of the development. Based on the analysis performed, on-site observations of existing traffic conditions, and Greensboro Department of Transportation (GDOT) and North Carolina Department of Transportation (NCDOT) turn lane warrants, the following improvements are recommended to be evaluated with the development of the site plan:

Site Access #1

- Construct a left turn lane on Pleasant Garden Road with a minimum of 75 feet of storage. Construct a right turn lane on Pleasant Garden Road with a minimum of 75 feet of storage.
- During the site plan development process, it is recommended that the Designer locate the subject driveway so that adequate sight distance is provided and driver site distance triangles are not obstructed by the I-85 Bypass bridge supports.
- Construct Site Access #1 to meet or exceed Greensboro and/or NCDOT driveway standards.

Site Access #2

- Construct a left turn lane on Pleasant Garden Road with a minimum of 75 feet of storage.
- Construct Site Access #2 to meet or exceed Greensboro and/or NCDOT driveway standards.

In addition to the geometric improvements proposed above, the developer should have close coordination with the Southern Railroad to ensure that a safe railroad crossing is provided. According to Jason Orthner of the NCDOT Rail Division, there are currently 6 trains per day traversing this area. The 95th percentile queue for the eastbound movement is not expected to exceed 40 feet in the PM peak hour. Care should be taken via implementation of appropriate signage, signal design, and railroad crossing construction (four-quadrant gates, warning gates, and preemption) to ensure that vehicles do not queue over the proposed at-grade railroad crossing. The developer shall coordinate with NCDOT Rail Division and Norfolk Southern Railway in order to gain approval to cross the existing rail line.

Conclusions

This study shows that the proposed development will have minor impact on traffic operations along Pleasant Garden Road and Ritters Lake Road. The results of the analyses indicate that all of the site access intersections will operate at acceptable levels of service.

The traffic projected to be generated by the proposed development should not materially endanger public health, safety, or welfare.



City of Greensboro
City Council
Agenda Item

TITLE: Establishment of Original Zoning for Property Located at the Southeast Quadrant of Pleasant Garden Road and Interstate 85 (Greensboro Urban Loop)

Department: Planning Department

Current Date: July 19, 2006

Contact 1: Richard Hails

Public Hearing: July 31, 2006

Phone: 373-2922

Advertising Date: July 20 and 27, 2006

Contact 2: Bill Ruska

Advertised By: City Clerk

Phone: 373-2748

Authorized Signature: *RWHails*

Attachments: Attachment A: Vicinity Map (PL(Z) 06-42)
Attachment B: Minutes of July 10, 2006 Zoning Commission Meeting
Attachment C: Zoning Staff Report (**Attached to Comprehensive Plan Amendment CP-06-16 Agenda Item**)

PURPOSE:

Carrolland Corporation applied for the establishment of original zoning from County Zoning RS-40 Residential Single Family to City Zoning Conditional District – RS-12 Residential Single Family for property located at the southeast quadrant of Pleasant Garden Road and Interstate 85 (Greensboro Urban Loop). The Zoning Commission considered this application on July 10, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 8 to 0 to recommend approval of the request.

There was one speaker in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of July 10, 2006 Zoning Commission Meeting).

This Conditional District – RS-12 original zoning application contains the following condition:

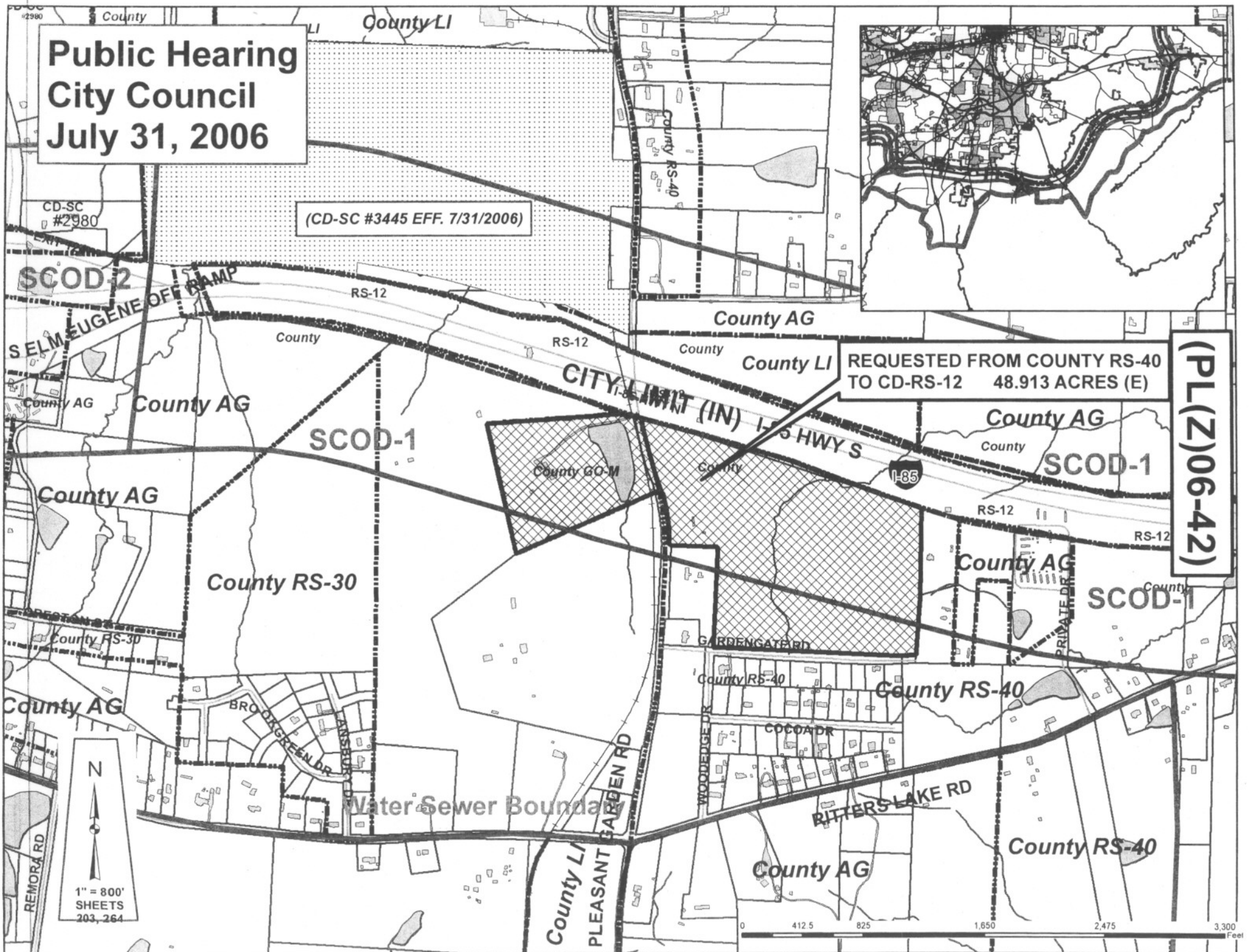
- 1) Uses limited to single family homes in the RS-12 zoning district.

A vicinity map of the proposed original zoning is attached and a copy of the Staff Report is attached to the Agenda Item for Comprehensive Plan Amendment CP-06-16.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

**Public Hearing
City Council
July 31, 2006**



Attachment B

Minutes of July 10, 2006 Zoning Commission Meeting (PL(Z) 06-42)

Mr. Ruska presented a map showing the subject properties, as well as surrounding properties. He also presented slides of the subject properties and noted issues in the staff report.

Chair Wolf opened the public hearing.

Henry Isaacson, Esq., 101 West Friendly Avenue, handed up materials for the Commission's consideration. He represented Caroland Investment Properties and Caroland Corporation, who are the petitioners and applicants for these two rezoning requests. Item E is for the 49-acre tract on the east side of Pleasant Garden Road and Item F is for the 16-acre tract across the road on the west side of Pleasant Garden Road. The 49-acre tract will be developed by Caroland Corporation for approximately 147 single family homes and the 16-acre tract by Caroland Investment Properties for apartments with a maximum of 286 units plus a clubhouse. He referred to his handout and explained its contents. Letters were sent to adjoining property owners and the applicants received no response with concerns. Mr. Isaacson recognized Phil Marion who is in support of these rezonings. He has spoken to several of his neighbors and tells Mr. Isaacson that they are similarly inclined and favorable towards these rezonings. The new I-85 has changed the landscape in this area of our City. It has created opportunities for new development such as the shopping areas at the Elm-Eugene Interchange. But equally important is the fact that many of our citizens want to live in this area as evidenced by the tremendous success of the Carroll Companies' residential developments just to the northwest of the shopping area. The single family homes have sold out and the apartments have one of the highest occupancy rates in the City. They believe that the success of the new developments will be the same, thus providing our citizens with more good quality residential options at reasonable prices. While the Comp Plan initially designated these properties to be designated as Industrial - Corporate Park, they have filed an application asking City Council to amend, that to Mixed-Use - Residential, which coincides with other properties in the vicinity.

Speaking in opposition was Wilson Elkins, 4248 Pleasant Garden Road, referencing Item F, said the Voluntary Agricultural District per the Guilford County Ordinance Agreement borders this four-sided property on two sides and most of the third side. What will provide security for the toddlers and children of this area on the bordering electrified fence, 40 cows and a Holstein bull? Guilford County has suggested in the Northeast County Plan a 30-foot buffer. He did not know the plan, but the security for the area from the electric fence, a bull, a railroad and a pond were his concerns.

Also speaking in opposition was Jean Greeson, 700 Ritters Lake Road, who said she was not opposing this because she thought Mr. Clapp has the right to sell his property. However, she did not like for someone to come to this podium and not tell the truth. A year to a year and a half ago, Mr. Marion called her and wanted to buy some of her dad's land because evidently he might have seen this coming. As far as whether or not he has talked to all the neighbors, she did not think so. She had heard a lot of opposition to this.

In rebuttal for the applicants, Mr. Isaacson said if he gave the impression that Mr. Marion had spoken to all the neighbors in the neighborhood, that was incorrect. He told Mr. Isaacson just before this meeting that he had spoken to several of his neighbors around Garden Gate and they were in favor of it. More importantly about the security of the apartment complex, the intention is to put a six-foot fence around the perimeter of the apartment complex and he was happy to offer that as a condition at this point, if it will make a difference and if it is an issue. No one could be more concerned or sensitive about these apartments than Roy Carroll and that fence should offer the security that seems to be a concern. So he offered that as Condition No. 4 to Item F: Condition No. 4: That a six-foot vinyl-coated chain link fence would be erected and maintained by the applicant around the perimeter (three sides) of the property.

Mr. Collins moved that Condition No. 4 as stated above be added to Item F, the 16-acre tract, seconded by Mr. Gilmer. The Commission voted 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None.)

The opposition wanted no additional time for rebuttal. Chair Wolf closed the public hearing.

Mr. Hails said staff would note as mentioned that the area is in transition. Water and sewer services are being extended to portions of the area. I-85 opening has put an increased pressure on urban density development around the area and we see a number of rezonings in this area, a majority of them on the north side of I-85, but not far away. The GFLUM shows Industrial- Corporate Park on this site. There is a Comp Plan amendment to modify that to Mixed-Use - Residential. There are a number of Comp Plan policies that relate to this site. They basically have to do with promoting more mixed housing types to provide for orderly annexation and extension of water and sewer services. On the flip side, there are also some policies about maintaining adequate land availability for business development. He felt the context to these two sites was very important. On the east side of Pleasant Garden, there is already a significant single family neighborhood established there and there is some scattered single family further east. They think single family type use in this area makes sense. To the west side, we think that is getting into more of an area that is more in demand in the future. We would like to see some more business development go in here in a mixed-use context. We might also be seeking an extension of the access road into this site be stubbed further to the west so it might connect with further parallel roads. You currently have to go a long way down to Ritters Lake to get onto Pleasant Garden if you are coming down South Elm-Eugene right now. And as this area further develops, they believe there will be a need for more internal road system to connect it and not have a number of elements on dead-end road system. Staff thinks this area was originally envisioned in our plan for business use. It still has very limited access. He spoke with Dan Lynch with the Economic Development Partnership. They have not fielded requests for business development in this immediate area. We think the longer that I-85 is open and other developments occur in the area, we hope that there will still be room for a significant business development, but it will probably be closer to Elm-Eugene than Pleasant Garden. There are still some issues to resolve, such as getting the formal approval on the railroad crossing to the multifamily site and the like. But overall staff recommends approval of both requests.

Mr. Schneider moved approval of Item E. He said the Greensboro Zoning Commission

believes that its action to approve the zoning amendment, located on the southeastern quadrant of Pleasant Garden Road and I-85 South from County RS-40 to City CD-RS-12, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: it continued to link City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas; it promotes mixed-income neighborhoods; it promotes the diversification of new housing stock to meet the needs of all citizens for suitable housing; it meets the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary of services and facilities. Mr. Gilmer seconded the motion. The Commission voted 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None.)

Ms. Miller moved approval of Item F. She said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located on the west side of Pleasant Garden Road from County GO-M to City CD-RM-18, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable in the public interest for the following reasons: it continues to link City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas; it promotes mixed-income neighborhoods; it promotes the diversification of new housing stock to meet the needs of all citizens for suitable housing; and it meets the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities. Mr. Schneider seconded the motion. The Commission voted 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None.)



City of Greensboro
City Council
Agenda Item

TITLE: Establishment of Original Zoning for Property Located at the Southwest Quadrant of Pleasant Garden Road and Interstate 85 (Greensboro Urban Loop)

Department: Planning Department

Current Date: July 19, 2006

Contact 1: Richard Hails

Public Hearing: July 31, 2006

Phone: 373-2922

Advertising Date: July 20 and 27, 2006

Contact 2: Bill Ruska

Advertised By: City Clerk

Phone: 373-2748

Authorized Signature: *DW Hails*

Attachments: Attachment A: Vicinity Map (PL(Z) 06-43)
Attachment B: Minutes of July 10, 2006 Zoning Commission Meeting
Attachment C: Zoning Staff Report (**Attached to Comprehensive Plan Amendment CP-06-16 Agenda Item**)

PURPOSE:

Carroll Investment Properties, Inc. applied for the establishment of original zoning from County Zoning General Office Moderate Intensity to City Zoning Conditional District – RM-18 Residential Multifamily for property located at the southwest quadrant of Pleasant Garden Road and Interstate 85 (Greensboro Urban Loop). The Zoning Commission considered this application on July 10, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 8 to 0 to recommend approval of the request.

There was one speaker in favor of and two speakers in opposition to this proposal (see Attachment B: Minutes of July 10, 2006 Zoning Commission Meeting).

This Conditional District – RM-18 original zoning application contains the following conditions:

- 1) Uses limited to multifamily dwellings.
- 2) There shall be a maximum of 286 units, plus clubhouse.
- 3) There shall be one access to the subject property which shall be on Pleasant Garden Road.
- 4) A six-foot high vinyl coated, chain link fence shall be erected and maintained around the perimeter (three sides) of the property.

A vicinity map of the proposed original zoning is attached and a copy of the Staff Report is attached to the Agenda Item for Comprehensive Plan Amendment CP-06-16.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

[illegible]

(PL(Z)06-43)

Attachment B

Minutes of July 10, 2006 Zoning Commission Meeting (PL(Z) 06-43)

Mr. Ruska presented a map showing the subject properties, as well as surrounding properties. He also presented slides of the subject properties and noted issues in the staff report.

Chair Wolf opened the public hearing.

Henry Isaacson, Esq., 101 West Friendly Avenue, handed up materials for the Commission's consideration. He represented Caroland Investment Properties and Caroland Corporation, who are the petitioners and applicants for these two rezoning requests. Item E is for the 49-acre tract on the east side of Pleasant Garden Road and Item F is for the 16-acre tract across the road on the west side of Pleasant Garden Road. The 49-acre tract will be developed by Caroland Corporation for approximately 147 single family homes and the 16-acre tract by Caroland Investment Properties for apartments with a maximum of 286 units plus a clubhouse. He referred to his handout and explained its contents. Letters were sent to adjoining property owners and the applicants received no response with concerns. Mr. Isaacson recognized Phil Marion who is in support of these rezonings. He has spoken to several of his neighbors and tells Mr. Isaacson that they are similarly inclined and favorable towards these rezonings. The new I-85 has changed the landscape in this area of our City. It has created opportunities for new development such as the shopping areas at the Elm-Eugene Interchange. But equally important is the fact that many of our citizens want to live in this area as evidenced by the tremendous success of the Carroll Companies' residential developments just to the northwest of the shopping area. The single family homes have sold out and the apartments have one of the highest occupancy rates in the City. They believe that the success of the new developments will be the same, thus providing our citizens with more good quality residential options at reasonable prices. While the Comp Plan initially designated these properties to be designated as Industrial - Corporate Park, they have filed an application asking City Council to amend, that to Mixed-Use - Residential, which coincides with other properties in the vicinity.

Speaking in opposition was Wilson Elkins, 4248 Pleasant Garden Road, referencing Item F, said the Voluntary Agricultural District per the Guilford County Ordinance Agreement borders this four-sided property on two sides and most of the third side. What will provide security for the toddlers and children of this area on the bordering electrified fence, 40 cows and a Holstein bull? Guilford County has suggested in the Northeast County Plan a 30-foot buffer. He did not know the plan, but the security for the area from the electric fence, a bull, a railroad and a pond were his concerns.

Also speaking in opposition was Jean Greeson, 700 Ritters Lake Road, who said she was not opposing this because she thought Mr. Clapp has the right to sell his property. However, she did not like for someone to come to this podium and not tell the truth. A year to a year and a half ago, Mr. Marion called her and wanted to buy some of her dad's land because evidently he might have seen this coming. As far as whether or not he has talked to all the neighbors, she did not think so. She had heard a lot of opposition to this.

In rebuttal for the applicants, Mr. Isaacson said if he gave the impression that Mr. Marion had spoken to all the neighbors in the neighborhood, that was incorrect. He told Mr. Isaacson just before this meeting that he had spoken to several of his neighbors around Garden Gate and they were in favor of it. More importantly about the security of the apartment complex, the intention is to put a six-foot fence around the perimeter of the apartment complex and he was happy to offer that as a condition at this point, if it will make a difference and if it is an issue. No one could be more concerned or sensitive about these apartments than Roy Carroll and that fence should offer the security that seems to be a concern. So he offered that as Condition No. 4 to Item F: Condition No. 4: That a six-foot vinyl-coated chain link fence would be erected and maintained by the applicant around the perimeter (three sides) of the property.

Mr. Collins moved that Condition No. 4 as stated above be added to Item F, the 16-acre tract, seconded by Mr. Gilmer. The Commission voted 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None.)

The opposition wanted no additional time for rebuttal. Chair Wolf closed the public hearing.

Mr. Hails said staff would note as mentioned that the area is in transition. Water and sewer services are being extended to portions of the area. I-85 opening has put an increased pressure on urban density development around the area and we see a number of rezonings in this area, a majority of them on the north side of I-85, but not far away. The GFLUM shows Industrial- Corporate Park on this site. There is a Comp Plan amendment to modify that to Mixed-Use - Residential. There are a number of Comp Plan policies that relate to this site. They basically have to do with promoting more mixed housing types to provide for orderly annexation and extension of water and sewer services. On the flip side, there are also some policies about maintaining adequate land availability for business development. He felt the context to these two sites was very important. On the east side of Pleasant Garden, there is already a significant single family neighborhood established there and there is some scattered single family further east. They think single family type use in this area makes sense. To the west side, we think that is getting into more of an area that is more in demand in the future. We would like to see some more business development go in here in a mixed-use context. We might also be seeking an extension of the access road into this site be stubbed further to the west so it might connect with further parallel roads. You currently have to go a long way down to Ritters Lake to get onto Pleasant Garden if you are coming down South Elm-Eugene right now. And as this area further develops, they believe there will be a need for more internal road system to connect it and not have a number of elements on dead-end road system. Staff thinks this area was originally envisioned in our plan for business use. It still has very limited access. He spoke with Dan Lynch with the Economic Development Partnership. They have not fielded requests for business development in this immediate area. We think the longer that I-85 is open and other developments occur in the area, we hope that there will still be room for a significant business development, but it will probably be closer to Elm-Eugene than Pleasant Garden. There are still some issues to resolve, such as getting the formal approval on the railroad crossing to the multifamily site and the like. But overall staff recommends approval of both requests.

Mr. Schneider moved approval of Item E. He said the Greensboro Zoning Commission

believes that its action to approve the zoning amendment, located on the southeastern quadrant of Pleasant Garden Road and I-85 South from County RS-40 to City CD-RS-12, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: it continued to link City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas; it promotes mixed-income neighborhoods; it promotes the diversification of new housing stock to meet the needs of all citizens for suitable housing; it meets the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary of services and facilities. Mr. Gilmer seconded the motion. The Commission voted 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None.)

Ms. Miller moved approval of Item F. She said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located on the west side of Pleasant Garden Road from County GO-M to City CD-RM-18, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable in the public interest for the following reasons: it continues to link City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas; it promotes mixed-income neighborhoods; it promotes the diversification of new housing stock to meet the needs of all citizens for suitable housing; and it meets the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities. Mr. Schneider seconded the motion. The Commission voted 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Spangler, Wright. Nays: None.)



City of Greensboro
City Council
Agenda Item

TITLE Resolution closing Seawell Road from Pinecroft Road west to Veasley Street.

Department: Planning	Current Date: 7/18/06
Contact 1: Steve Galanti	Public Hearing: No
Phone: 373-2918	Advertising Date:
Contact 2: Dick Hails	Advertised By:
Phone: 373-2922	Authorized Signature: <i>DW Hails</i>
Attachments: Attachment A: "PL(P)06-26" map	

PURPOSE:

The abutting property owners have requested the closing of Seawell Road from Pinecroft Road westward to Veasley Street, a distance of approximately 860 feet.

BACKGROUND:

This street was dedicated in the 1920's by the Thomas Bros. Subdivision. It is paved and city-maintained.

Koury Corporation, owner of 100% of the abutting frontage, has signed the closing petition.

Koury is going to apply to rezone all but three of the lots in the block to the south to SC or PDI zoning for redevelopment, and requests that the street closing be made effective upon the approval of such a rezoning.

The three non-Koury lots front on Veasley Street, which provides north-south movement and intersects with Vanstory Street and Koury Boulevard, which provide east-west movement.

There is an 8-inch City water line in this block; upon street closing a 20-foot easement will be retained over this line until no longer needed for public service. There is no public sewer line here.

There are overhead power and telephone lines in this block; upon street closing 15-foot easements will be retained over each line until no longer needed for public service.

BUDGET IMPACT:

There will be no impact on current or future budgets.

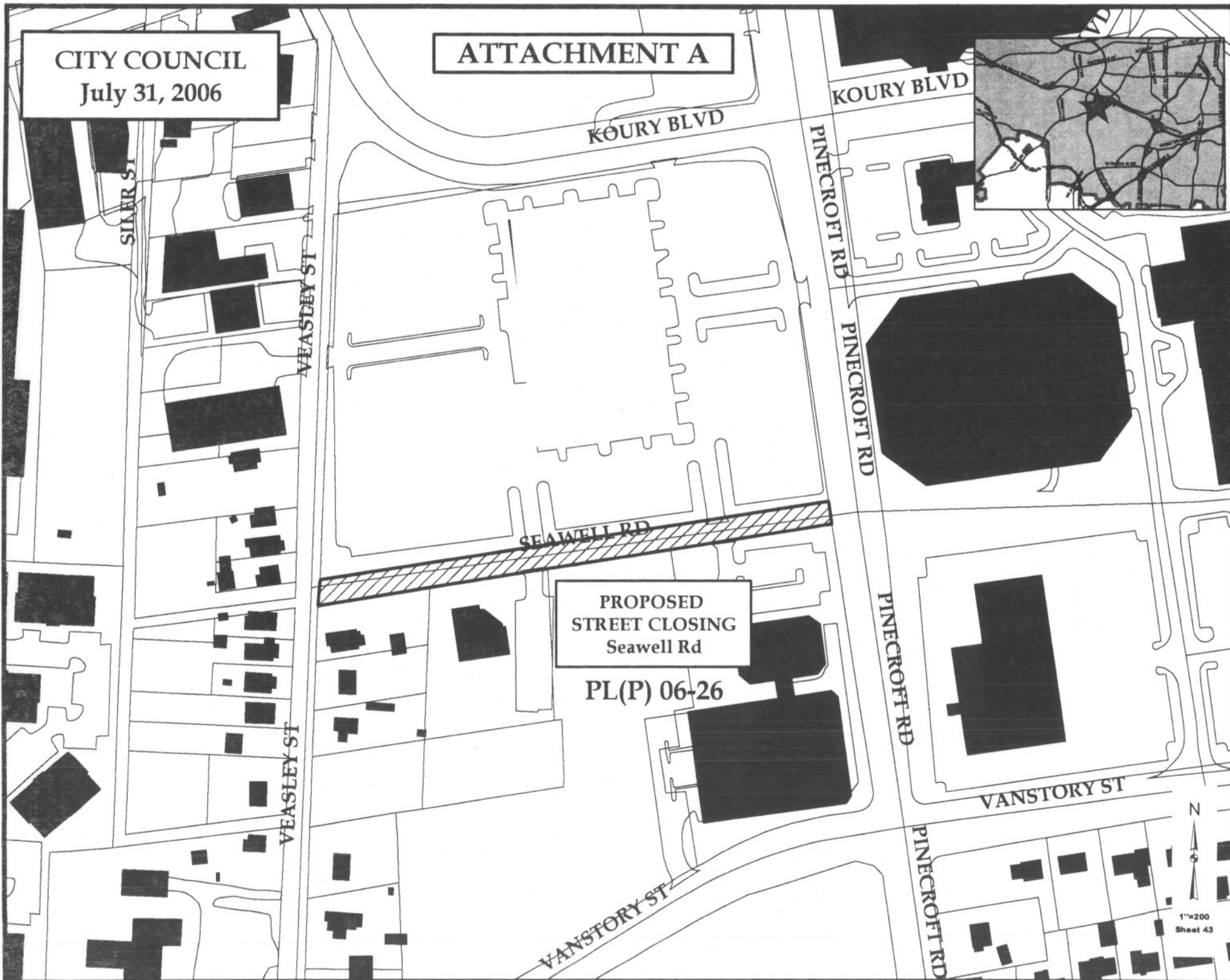
RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this street closing to the Planning Board and to City Council. The Planning Board recommended this street closing, with the condition that the closing take effect upon the rezoning, at its June meeting on a vote of 6-0. The Planning Board determined that circumstances here allow the City to make the two required findings for a street closing: (1) that the closing is not contrary to the public interest and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress.

Accordingly, it is recommended that on July 31, 2006, the City Council adopt a resolution closing Seawell Road from Pinecroft Road westward to Veasley Street, a distance of approximately 860 feet.

CITY COUNCIL
July 31, 2006

ATTACHMENT A



PROPOSED
STREET CLOSING
Seawell Rd

PL(P) 06-26



City of Greensboro
City Council
Agenda Item

TITLE Resolution closing the southernmost part of Byers Ridge Road, that part not being utilized for the realigned and extended street.

Department:	Planning	Current Date:	7/18/06
Contact 1:	Steve Galanti	Public Hearing:	No
Phone:	373-2918	Advertising Date:	
Contact 2:	Dick Hails	Advertised By:	
Phone:	373-2922	Authorized Signature:	<i>DW Hails</i>
Attachments:	Attachment A: "PL(P)06-28" map		

PURPOSE:

The abutting property owners have requested the closing of the southernmost part of Byers Ridge Road, that part not being utilized for the realigned and extended street.

BACKGROUND:

The closing petition covers that portion of the street not to be included in the revised street alignment shown by the plat of the new Chapel Ridge subdivision.

It has been signed by Sykes & Sykes of Greensboro, LLC, owner of 100% of the abutting frontage. The approved subdivision plat provides for access to the two presently landlocked house lots to the southwest.

There are water and sewer lines in the street; upon street closing a 20-foot easement will be retained over each line until no longer needed for public service.

A 15-foot easement will be retained over other utility lines until no longer needed for public service.

BUDGET IMPACT:

There will be no impact on current or future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this street closing to the Planning Board and to City Council. The Planning Board recommended this street closing at its June meeting on a vote of 6-0. The Planning Board determined that circumstances here allow the City to make the two required findings for a street closing: (1) that the closing is not contrary to the public interest and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress.

Accordingly, it is recommended that on July 31, 2006, the City Council adopt a resolution closing the southernmost part of Byers Ridge Road, that part not being utilized for the realigned and extended street.

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CITY COUNCIL
July 31, 2006

ATTACHMENT A

PREVIOUS STREET NAME CHANGE
Byers Rd to Byers Ridge Dr

PROPOSED STREET
CLOSING
Byers Ridge Dr
(formerly Byers Rd)

PL(P) 06-28





City of Greensboro
City Council
Agenda Item

TITLE Resolution closing Hicone Road from the city limits westward then southward to Brightwood School Road, a distance of approximately 2,100 feet.

Department: Planning	Current Date: 7/18/06
Contact 1: Steve Galanti	Public Hearing: No
Phone: 373-2918	Advertising Date:
Contact 2: Dick Hails	Advertised By:
Phone: 373-2922	Authorized Signature: <i>DW Hails</i>
Attachments: Attachment A: "PL(P)06-29" map	

PURPOSE:

The abutting property owners have requested the closing of Hicone Road from the city limits westward then southward to Brightwood School Road, a distance of approximately 2,100 feet.

BACKGROUND:

This street was dedicated in 1924 by The Lowe Subdivision.

The section requested for closing is unimproved ("paper street"). Several hundred feet east the street is open and graveled.

Roberta's Real Estate Holding Company, LLC, owner of 100% of the abutting frontage, has signed the closing petition.

There are no utility lines in the section requested for closing.

The petitioner plans a single family subdivision in the area. It will function as two subdivisions, because the proposed Urban Loop Thoroughfare runs through the southern part of the property.

Hicone Road is shown on the Thoroughfare Plan as a proposed major thoroughfare. The developer plans to build Hicone Road from east to west across its property, but not along the alignment covered by this street closing petition. GDOT has reviewed that proposed new alignment and found it satisfactory.

BUDGET IMPACT:

There will be no impact on current or future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this street closing to the Planning Board and to City Council. The Planning Board recommended this street closing at its June meeting on a vote of 6-0. The Planning Board determined that circumstances here allow the City to make the two required

Agenda Item: 31

findings for a street closing: (1) that the closing is not contrary to the public interest and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress.

Accordingly, it is recommended that on July 31, 2006, the City Council adopt a resolution closing Hicone Road from the city limits westward then southward to Brightwood School Road, a distance of approximately 2,100 feet.

CITY COUNCIL
July 31, 2006

ATTACHMENT A

CITY LIMIT (IN)



PROPOSED
STREET CLOSING
Hicone Rd

PL(P)06-29

HICONE RD

SUNNYSIDE RD

CANDLENUT RD

PINDALS RD

BRIGHTWOOD SCHOOL RD

80



Council Date:

P-Number:



City of Greensboro
City Council
Agenda Item

TITLE: Lake Jeanette Road Sewer Extension on basis of Public Necessity

Department:	Engineering & Inspections	Current Date:	June 20, 2006
Contact 1:	Donald Arant	Public Hearing:	TBD by Legal
Phone:	373-2465	Advertising Date:	TBD by Legal
Contact 2:	Thomas Cordell	Advertised By:	TBD by Legal
Phone:	373-2039	Authorized Signature:	<i>DH Arant</i>
Attachments:	Records and Vicinity Map #558		

PURPOSE:

Water Resources has requested that we install a sewer line improvement from Ridgedale Drive to approximately 350 feet southwest of Ridgedale Drive. City council approval is required in order for the work to proceed.

BACKGROUND:

City Council has previously approved a roadway widening project for Lake Jeanette Road from North Elm Street to Lawndale Drive. The Water Resources Department has reviewed the construction plans and recommends the installation of an eight inch sanitary sewer main as part of this project to serve the needs of the adjoining property.

BUDGET IMPACT:

The cost of the project is estimated at \$44,000.00 with a projected recovery through the assessments process of \$6,275.00. Funding for the project will come from Account No. 503-7015-02.6017 activity number 06079.

RECOMMENDATION / ACTION REQUESTED:

The Engineering Division recommends that sanitary sewer line improvements be authorized from Ridgedale Drive to approximately 350 feet southwest of Ridgedale Drive on the basis of public necessity.

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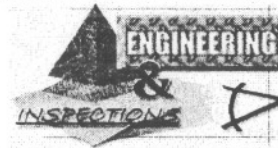
Engineering Records Map 558

Project: Lake Jeanette Road Sewer Extension

Owners: Mary T. Wilson, Douglas & Sandra Payne, Joseph & Carol Walton

Address: 4521 Lake Jeanette Rd, 4001 & 4003 Ridgedale Dr

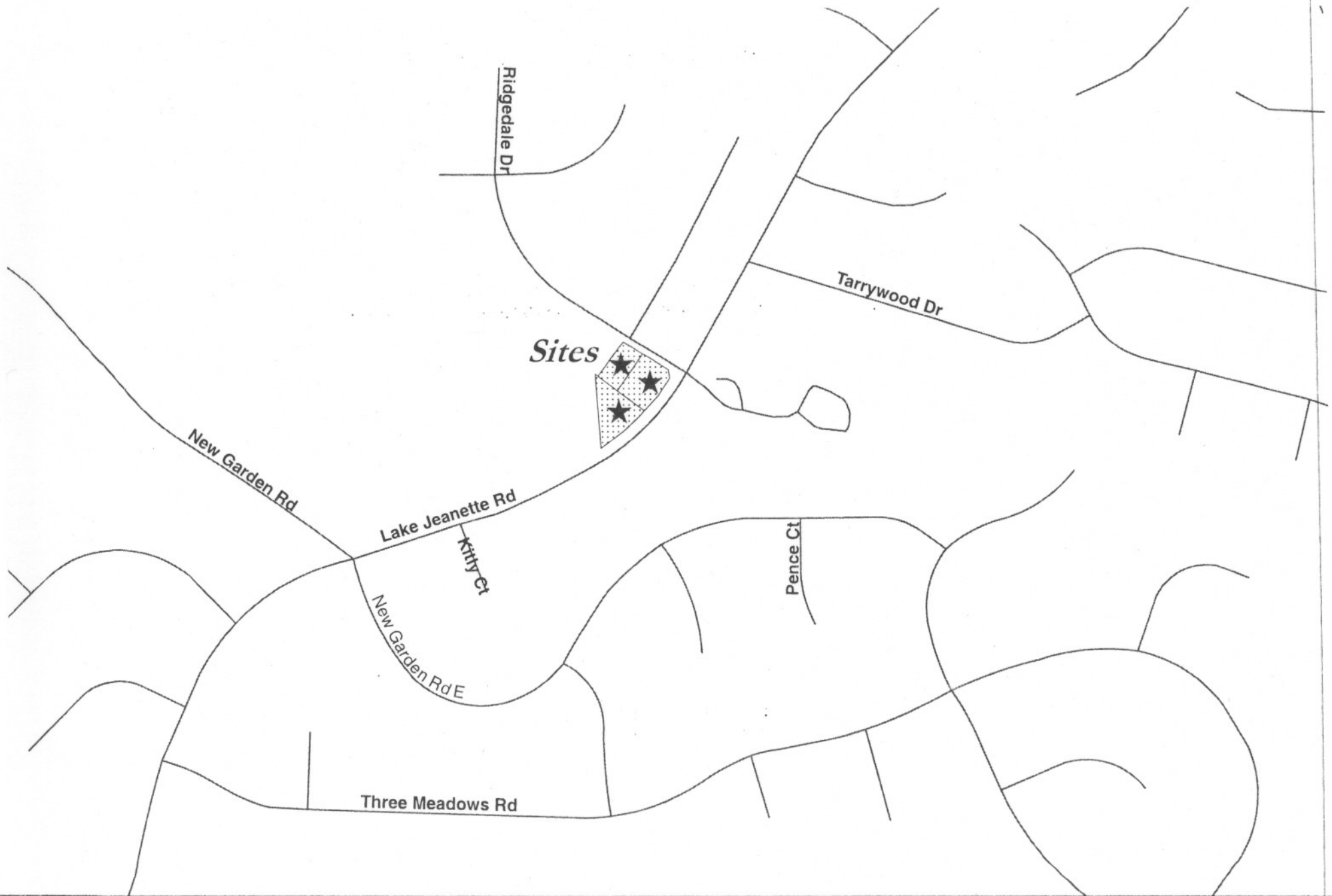
Tax Map #: 352-M-725-1, 352-M-725-2, 352-M-725-3



Engineering Records Map 558
Public Necssity

Compiled By: M. Milton

06-14-06



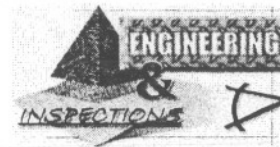
Vicinity Map for

Project: Lake Jeanette Road Sewer Extension

Owners: Mary T. Wilson, Douglas & Sandra Payne, Joseph & Carol Walton

Address: 4521 Lake Jeanette Rd, 4001 & 4003 Ridgedale Dr

Tax Map #: 352-M-725-1, 352-M-725-2, 352-M-725-3



Engineering Records Map 558

Compiled By: M. Milton

06-14-06



City of Greensboro
City Council
Agenda Item

TITLE: Amendment to Cumberland Project Redevelopment Plan

Department: Housing and Community Development **Current Date:** 7/19/2006

Contact 1: Dan Curry, Deputy Director & Development Manager **Public Hearing:** Yes

Phone: 373-2751 **Advertising Date:** 7/18/06 and 7/23/06

Contact 2: Barbara Harris **Advertised By:** HCD

Phone: 373-2509 **Authorized Signature:** *Dan Curry*

Attachments: Amendment to Cumberland Project Redevelopment Plan

PURPOSE: City Council action is required following a public hearing to adopt this Amendment to the Cumberland Project Redevelopment Plan. The Amendment changes the allowed land uses and zoning patterns of the original Cumberland Project Redevelopment Plan to meet the needs of current development interests in that section of the downtown area.

BACKGROUND: This Amendment has been prepared in response to a request from developer representatives interested in development of a portion of the property redeveloped as part of the Cumberland Project, a Redevelopment Plan originally approved by the Redevelopment Commission in 1959 and completed in 1966.

Because the Cumberland Project included the placing of development restrictions and controls on all properties within the redevelopment area, those restrictions and controls are still in force and effect. The block of property that is currently being considered by private development interests is located at the northwest corner of Murrow Boulevard and Lindsey Street. The Cumberland Project Redevelopment Plan limited use of this property to wholesale and light industrial uses. Developers are currently interested in a mixed-use project or projects on this property, which could include retail, office, institutional, and/or residential uses.

The attached proposed Amendment would allow mixed use of the subject properties and would also provide for a change in the zoning of this site to accommodate such usage.

The Redevelopment Commission has approved this Amendment by a vote of 4 to 0 following proper advertisement, notification of all current property owners within the Cumberland Project area and conduct of a public hearing. The Commission has also received a favorable recommendation by a vote of 4 to 2 from the Greensboro Planning Board.

BUDGET IMPACT: None.

RECOMMENDATION / ACTION REQUESTED: The Redevelopment Commission submits the attached Amendment to Cumberland Project Redevelopment Plan for a public hearing and action by City Council.

D R A F T
AMENDMENT TO REDEVELOPMENT PLAN FOR CUMBERLAND PROJECT
GREENSBORO, NORTH CAROLINA
July 19, 2006

Background

A Redevelopment Plan for the Cumberland Project was originally prepared by the Redevelopment Commission of Greensboro and adopted by the City Council of the City of Greensboro in October, 1959 and amended in October 1965. The project area consisted of 92.7 acres.

In December 1963, the Redevelopment Commission recorded a plat (Plat Book 34, Page 68) of Cumberland Project – Section 1 for the northwestern section of the Cumberland Project. This plat also was subject to Redevelopment Commission of Greensboro – Restrictions and Controls Pertaining to property conveyed by the Commission, said Restrictions and Controls recorded in Deed Book 1943, page 17 through 26.

Request for Amendment

In February, 2006, the Redevelopment Commission received a request to amend the Cumberland Project Redevelopment Plan and to rescind the Restrictions and Controls placed on properties located within Block 9 of the Cumberland Project – Section 1 plat. Properties within this Block were restricted in the Redevelopment Plan to wholesale and light industrial uses. Restrictions and Controls recorded on this property for wholesale and light industrial usage provide for street yards, building coverage, parking and loading spaces, and signage requirements.

The requested Plan amendment is to allow for mixed uses of the property, including retail, office, institutional, and/or residential uses, and the corresponding ability to rezone the property to accommodate such usage.

Applicability and Process of Amending the Plan

This Amendment applies only to properties located within Block 9 of the Cumberland Project – Section 1 plat. Requirements and Restrictions in place on all other properties within the Cumberland Project area remain in effect and are unaffected by this Amendment.

A Notice of Public Hearing was advertised on April 27 and May 4, 2006, informing the community that the Redevelopment Commission of Greensboro would consider this Amendment at their May 16, 2006 meeting, at which time the Commission did approve the Amendment. The Greensboro Planning Board considered the Amendment at their June 21, 2006 meeting and also made a positive recommendation. City Council will hold a public hearing on July 31, 2006 to consider the Amendment.

Current property owners of record within Block 9 of the Cumberland Project – Section 1 plat will be required to consent to the changes to the Redevelopment Plan and Restrictions and Controls prior to those changes being effective with respect to such owner's property. Upon a property owner consenting to the changes to the Redevelopment Plan set forth herein, such changes shall be effective with respect to such property regardless of whether any other property owners subject to the Redevelopment Plan consent to such changes.

Proposed Amendment

1. Amendment to Land Use Provisions and Building Requirements

A new use category is created as follows:

Mixed Use: Mixed use areas are characterized by several land uses in close proximity, with strong pedestrian connections, vehicular cross access between uses, main building entryways sited toward public streets. Parking shall be located to the rear and sides of buildings unless approved by the Redevelopment Commission..

Within Mixed Use areas, all land uses allowed in the Central Business or Planned Development Infill districts are allowed except for the following: Animal Services (livestock), Animal Services (other), Manufactured Dwellings, Manufactured Dwelling Parks, Junked Motor Vehicles, Livestock, Poultry and Bees, Cemeteries/Mausoleums, ABC Stores, Bars (without restaurant services), Building Supply Sales (with storage yard), Pawnshops, Land Clearing and Inert Debris Landfills, Convenience Stores (with fuel pumps), Gasoline Service Stations, Used Motor Vehicle Sales (except in conjunction with new vehicle sales companies), Truck Stops, Sexually Oriented Businesses, and Outdoor Advertising Signs.

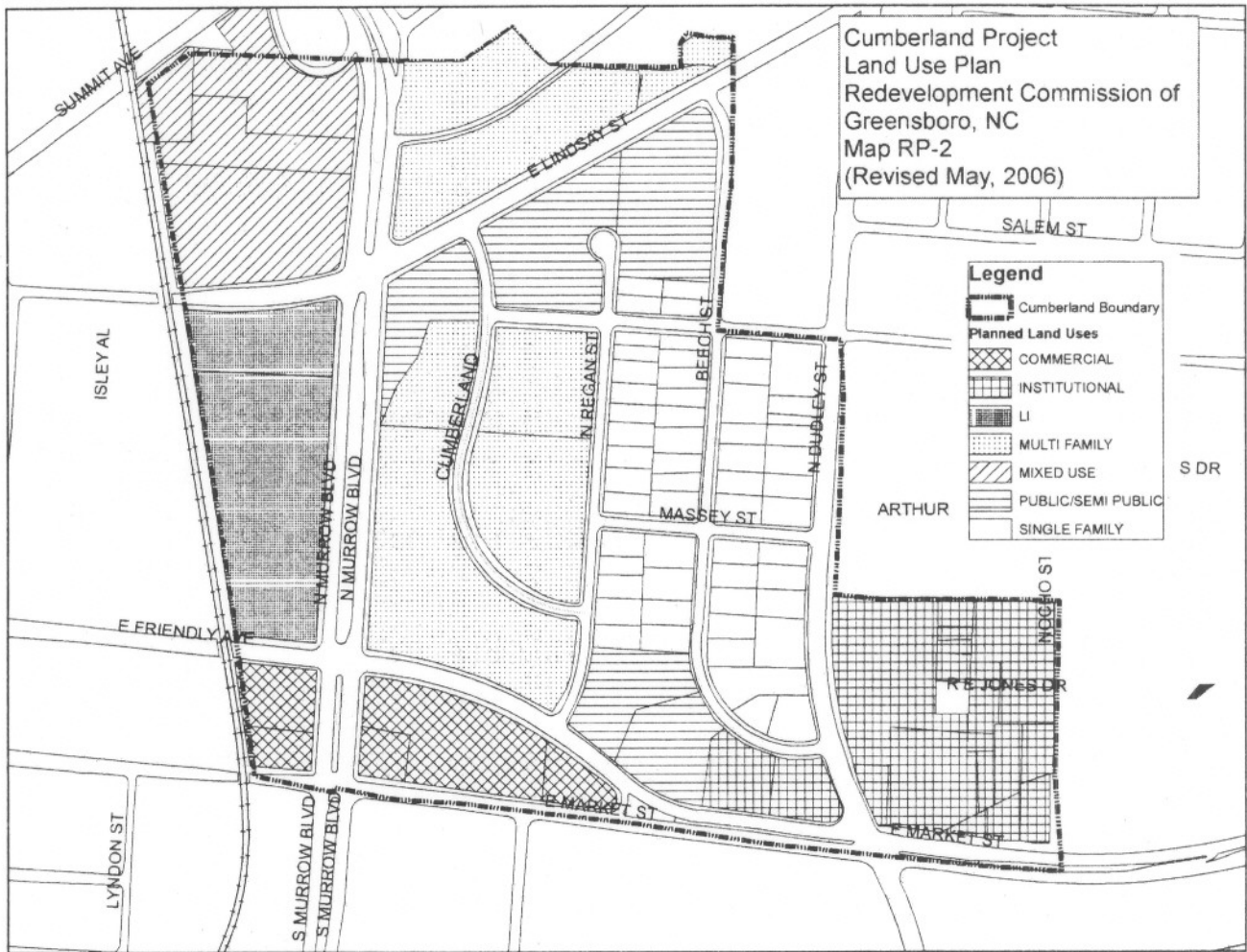
All new development projects proposed within Mixed Use areas of this Plan shall be required to submit a sketch plan for review and approval by the Redevelopment Commission, prior to submittal of a rezoning application unless the application for rezoning requests a Conditional District-Planned Unit Development zoning district that requires review and approval of a zoning sketch plan by the City's Technical Review Committee, in which event the applicant shall not be required to obtain approval of the sketch plan by the Redevelopment Commission. Notwithstanding anything herein to the contrary, the sketch plan submitted to the Redevelopment Commission for review and approval shall be required to contain only that information required by Section 30-4-3.4 of the Greensboro Development Ordinance or such other ordinance of similar import, together with building and parking locations. No additional development restrictions or controls are placed on areas designated as Mixed Use as a result of this Amendment.

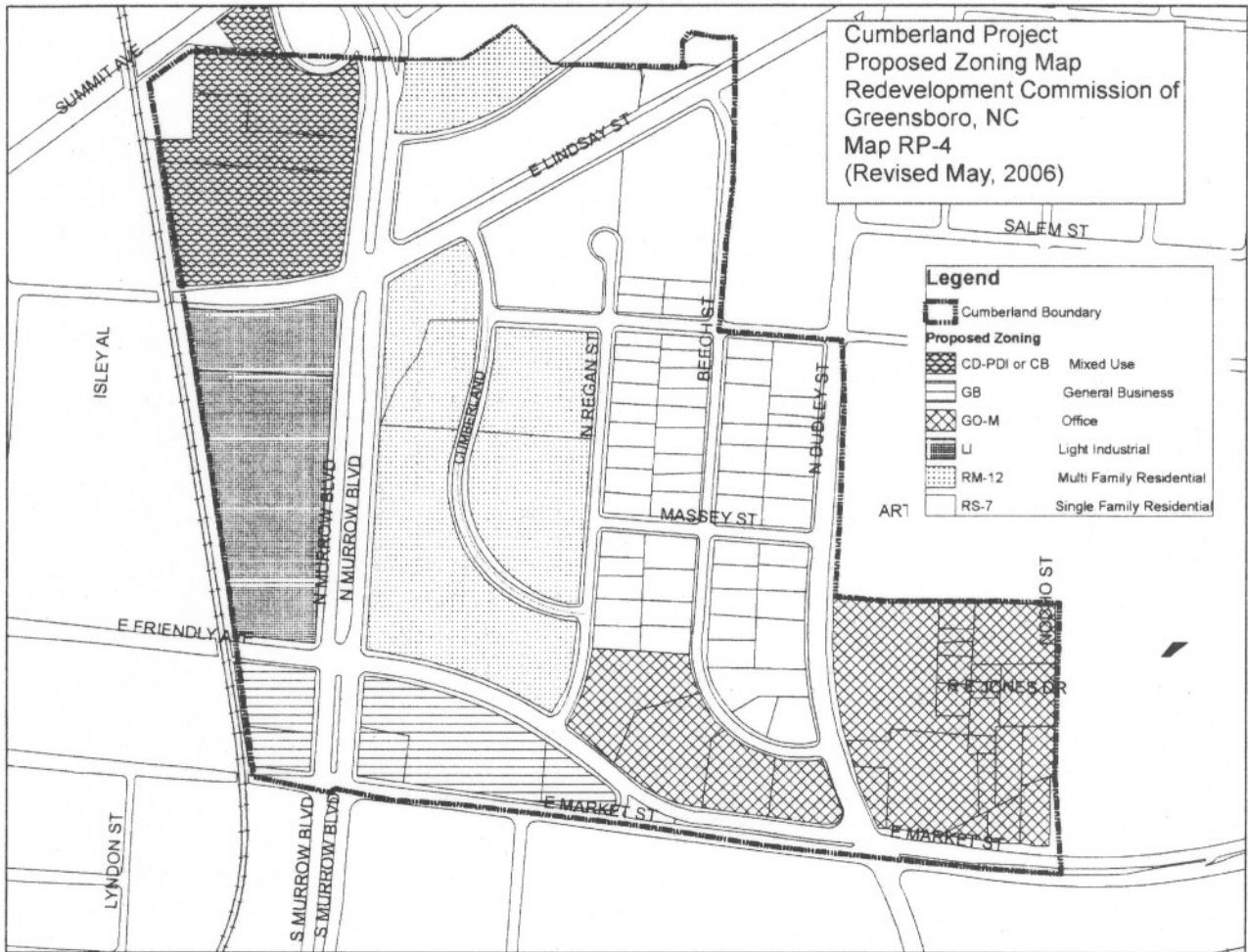
2. Amendment to Land Use Plan (RP-2)

The Land Use Plan (RP-2) map in the Cumberland Project Redevelopment Plan is amended by adding a new Mixed Use category to the Map Legend and placing the Mixed Use designation on Block 9, as identified on the Cumberland Project Plat (see attached Revised Map RP-2).

3. Amendment to Proposed Zoning Map (RP-4)

The Proposed Zoning Map (RP-4) in the Cumberland Project Redevelopment Plan is amended by adding a new Mixed Use designation to the Map Legend and placing the Mixed Use designation on Block 9, as identified on the Cumberland Project Plat (see attached Revised Map RP-4). The Mixed Use zoning designation allows rezoning of this property to current City zoning districts Conditional District – Planned Development Infill (CD-PDI) and/or Central Business (CB), or other future mixed use zoning designations that may be developed by the City that would provide for a comparable mix of land uses.







City of Greensboro
City Council
Agenda Item

TITLE: Resolution Approving An Inter-Local Agreement With Guilford County For The Orderly Transition of Development Funds To Park View Development LLC d/b/a Center Pointe For the Revitalization of 201 North Elm Street Tower.

Department:	Economic Development	Current Date:	July 24, 2006
Contact 1:	John B. (Ben) Brown, Jr.,	Public Hearing:	No
Phone:	373-2002	Advertising Date:	N/A
Contact 2:	Terry Wood	Advertised By:	N/A
Phone:	373-2320	Authorized Signature:	<i>John B. Brown, Jr.</i>
Attachments:	None		

PURPOSE:

To facilitate the payment of grant funds from Guilford County and the City of Greensboro to Park View Development for the Rehabilitation of 201 North Elm Tower.

BACKGROUND:

On May 16, 2006, Council approved an Urban Development Grant in the maximum amount of \$1,100,000.00 to the Developer of 201 North Elm Street Tower. Guilford County has also approved a grant in the amount of \$1,000,000.00 to the same Developer for the same project. To facilitate, and coordinate, the payment of funds to the Developer it is recommended that the provisions of NCGS § 160A-461 for interlocal agreement be utilized and that a joint agreement for the payment of said funds be executed between the County and City. Pursuant to the statute, the purposes and duration of the agreement will be set out therein.

BUDGET IMPACT:

No budget impact beyond the \$1,100,000.00 grant previously authorized.

RECOMMENDATION/ACTION REQUESTED:

Authority to execute on behalf of the City the Inter-local Agreement as described as approved by the Manager and City Attorney.



City of Greensboro
City Council
Agenda Item

TITLE: Loans and Grants for City Council Approval

Department:	Housing and Community Development	Current Date:	July 19, 2006
Contact 1:	Andy Scott	Public Hearing:	NA
Phone:	373-2028	Advertising Date:	NA
Contact 2:	Dan Curry	Advertised By:	NA
Phone:	373-2751	Authorized Signature:	<i>Dan Curry</i>
Attachments:	Attachment 1 – Lead Safe Housing Initiative Grants Attachment 2 – Housing Repair Grants for Purchasers of Project Homestead Homes		

PURPOSE: On March 1, 2005 the City Council adopted a resolution that required Council approval of loans and grants over \$10,000. Attached are brief summaries of these proposed loans and/or grants.

BACKGROUND: City Council has requested that the City Manager include on the regular Council Consent Agenda all loans and grants in excess of \$10,000.00 which are to be disbursed through the City budget as direct loans or grants, or pass through loans or grants on the recommendation of agencies, non-profits, or other organizations acting on behalf of the City, for final approval before such funds are disbursed. Attached is the information on the loans/grants Council has before it tonight.

RECOMMENDATION / ACTION REQUESTED: The City Council is requested to consider the approval of these loans/grants.

Attachment 1
Lead Safe Housing Initiative Grant

Agency Making Recommendation:	Dept. of Housing & CD
Loan/Grant Program:	Lead Safe Housing Program
Source of Funding:	HUD Lead Grant; HUD CDBG Grant;
Entity Receiving the Loan/Grant:	Gladys Lawrence
Location:	1205 Moody Street
Amount of the Loan/Grant:	\$ 11,520 Lead Program Grant \$ 3,425 CDBG Grant \$ 14,945 Total
Purpose of the Loan/Grant:	Lead remediation from owner occupied home
Terms of the Loan/Grant:	Grant

Agenda Item: _____

Attachment 2
Housing Repair Grants for Purchasers of Project Homestead Homes**

Last/Co Name	First Name	St. No.	Property Address	Repair Cost
Hamilton	Clifton	1109	Benjamin Benson Drive	\$950 amendment to previously approved grant. New total is \$4,350.

** All repair grants being provided to purchasers of homes built by Project Homestead will be submitted to the City Council for approval, regardless of funding amount.

Agenda Item: _____



City of Greensboro
City Council
 Agenda Item

TITLE: Sanitary Sewer Rehabilitation Project "E", Contract 2000-08A, Change Order #15

Department: Water Resources	Current Date: July 12, 2006
Contact 1: Robbie Bald	Public Hearing: N/A
Phone: 2854	Advertising Date: N/A
Contact 2: Renee Saul	Advertised By: N/A
Phone: 2101	Authorized Signature: Allan E. Williams, P.E. <i>[Signature]</i>
Attachments: N/A	

PURPOSE:

Water Resources wishes to exercise the option to extend this contract to add other various locations for rehabilitation. In order for work to proceed, approval for the change order to 2000-08A is required by City Council.

BACKGROUND:

Contract 2000-08A was approved and authorized by City Council on November 21, 2000. The contract was awarded to Kenneth R. Greene Utility Contractor, Inc. in the amount of \$348,384.00. The contract called for the rehabilitation of 12,049 linear feet of sewer line by sliplining in various locations around the city.

When this contract was bid, the City reserved the right to extend it as a "Unit Price Contract" on an annual (actual work months) basis with a specified cost escalation of 2% per year pending satisfactory performance. The Contractor's work to date has been outstanding, and Water Resources has found the need for rehabilitation of additional lines in Latham Park, Greensboro CC and other various locations. The additional 6", 8", 10" & 12" line to be rehabilitated is approximately 20,000 linear feet, with approximately 65 manholes and 175 services, amounting to \$1,000,000.00

BUDGET IMPACT:

The additional funds for this change order will be charged to 503-7016-02.6017 Activity 07084 in the amount of \$1,000,000.00. This change order will result in a 16% increase in the contract amount to a total contract amount of \$7,003,358.51.

RECOMMENDATION / ACTION REQUESTED:

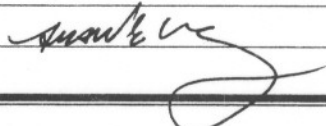
The Water Resources Dept recommends and requests that City Council approve Change Order #15 in the amount of \$1,000,000.00 to increase the contract amount of Contract 2000-08A.

Item Number 36



City of Greensboro
City Council
Agenda Item

TITLE: Water and Sewer Billing Adjustment – 1131 N Church Street

Department:	Water Resources	Current Date:	7/19/06
Contact 1:	Allan E. Williams, PE	Public Hearing:	N/A
Phone:	373-2055	Advertising Date:	N/A
Contact 2:	Jeff Kimel	Advertised By:	N/A
Phone:	373-2639	Authorized Signature:	

Attachments:

PURPOSE: The Water Resources Department needs council approval to process billing adjustments in excess of \$20,000.00 when a billing error has occurred. Water Resources is requesting that City Council approve one adjustment in excess of this amount for the account at 1131 N Church Street in the name of Moses H Cone Extended Care.

BACKGROUND: Maintenance was performed on the 3" water meter at 1131 N Church Street on May 24, 2006. During this maintenance, the dial was changed on the meter. Normally, a new dial on a meter is reading zero, and this was the reading documented and updated on the billing system. Unfortunately, the new dial was actually reading 7308 instead of zero and Moses H Cone Extended Care was billed for 7308 units of water in error. The amount we need to adjust on this customer's bill is \$14,981.40 for water and \$18,635.40 for sewer for a total adjustment of \$33,616.80.

BUDGET IMPACT: No budget impact; revenue posted in error.

RECOMMENDATION / ACTION REQUESTED:

It is recommended by the Water Resources Department that City Council approve the adjustment of \$33,616.80 for the Moses H Cone Extended Care Facility located at 1131 N Church Street.



City of Greensboro
City Council
Agenda Item

TITLE: BATTLEGROUND RAIL TRAIL – WILCO HESS LLC

Department:	Engineering & Inspections	Current Date:	July 10, 2006
Contact 1:	Louise Schneider	Public Hearing:	N/A
Phone:	373-2871	Advertising Date:	N/A
Contact 2:	Tony Cox	Advertised By:	N/A
Phone:	373-2670	Authorized Signature:	<i>Tony Cox</i>
Attachments:	Vicinity map & Engineering Map - 561		

PURPOSE:

The Property Management section is in the process of acquiring a Permanent Trail Easement, Temporary Construction Easement and landscaping for the Battleground Rail Trail Project. City Council approval is required to proceed with the acquisition.

BACKGROUND:

An independent appraiser was hired to evaluate the value of the Permanent Trail Easement and Temporary Construction Easement and landscaping being purchased from, Wilco Hess LLC, and identified as follows: Tax Map 273-6-14 and 34, 2834 Battleground Avenue. The Permanent Trail Easement, Temporary Construction Easement and landscaping appraised for \$31,697.21. Wilco Hess LLC has agreed to accept the appraised amount. Property Management is confident that the appraised amount of \$31,697.21 is a fair price and request approval by City Council.

BUDGET IMPACT:

Funding is available in Account # 441-6004-02.6012 Activity #02042.

RECOMMENDATION / ACTION REQUESTED:

Property Management recommends that City Council approve the appraised amount of \$31,697.21 for the purchase of the needed Permanent Trail Easement, Temporary Construction Easement for the Battleground Rail Trail Project

Battleground Ave

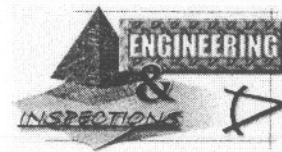
Wilco Hess, LLC
Tax Map #: 273-6-14

Area in PTE Tract 61W-A = 893 Sq. Ft.

Area in TCE Tract 61W-B = 445 Sq. Ft.

Engineering Records Map 561

Project: Battleground Rail Trail
Owner: Wilco Hess, LLC
Address: 2834 Battleground Ave
Tax Map #: 273-6-14



Engineering Records Map 561

Compiled By: M. Milton
07-12-06

Pisgah Church Rd

Edney Ridge Rd

Battleground Ave

Martinsville Rd

Crestwood Dr

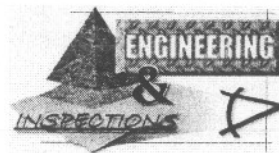
David Caldwell Dr



Site

Vicinity Map for

Project: Battleground Rail Trail
Owner: Wilco Hess, LLC
Address: 2834 Battleground Ave
Tax Map #: 273-6-14



Engineering Records Map 561

Compiled By: M. Milton
07-12-06



City of Greensboro
City Council
Agenda Item

TITLE: Second Reading - Special Use Permit for Property Located on the North Side of Holts Chapel Road Between East Market Street and East Camel Street

Department:	Planning Department	Current Date:	July 26, 2006
Contact 1:	Richard Hails	Public Hearing:	July 18, 2006 (last meeting)
Phone:	373-2922	Advertising Date:	
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	<i>RW Hails</i>
Attachments:	Attachment A: Vicinity Map (PL(Z) 06-36) Attachment B: Minutes of May 8, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report		

PURPOSE:

Continental Company, LLC applied for a Special Use Permit for a Salvage Yard, Scrap Processing Facility in a Heavy Industrial District for property located on the north side of Holts Chapel Road between East Market Street and East Camel Street. The Zoning Commission considered this application on May 8, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The City Council held a public hearing on this matter on July 18, 2006 and voted 5-3 to approve the Special Use Permit request. A number of citizens spoke both for and against the request. Due to not receiving 6 affirmative votes on this ordinance matter, the item is being placed on Council's agenda for the July 31 meeting for a second reading. In addition, changes to the conditions attached to this request that were made at the July 18 meeting are shown in bold below.

The Zoning Commission voted 6 to 3 to approve the proposed request. Harvey Gordon appealed this decision to the City Council.

There were two speakers in favor of and five speakers in opposition to this proposal (see Attachment B: Minutes of May 8, 2006 Zoning Commission Meeting).

This Special Use Permit application contains the following conditions:

- 1) Applicant shall install and/or maintain a **Type A rate of staggered double row of Leland Cypress trees** around the subject property except where the property abuts other property owned by Applicant.
- 2) Applicant shall implement and maintain dust control measures, such as frequent watering of the subject property, to control dust as necessary but in any event an average of not less frequently than every 72 hours.
- 3) Applicant shall install and maintain a concrete driveway with catch basin to control water runoff at the subject property.
- 4) Applicant shall install and maintain in good condition gravel and/or asphalt along the main travel areas of the subject property.

Agenda Item: 40

-
- 5) Applicant shall implement street cleaning measures in front of the subject property to maintain the street in reasonably clean condition.
 - 6) Any exterior lighting on the subject property shall be directed away from adjoining properties.
 - 7) Any materials received on the subject property shall be recycled or processed and removed from the subject property within 90 days after delivery. Applicant shall make available for inspection by City of Greensboro at reasonable times Applicant's books and records to confirm timing of processing of materials at the subject property.
 - 8) **Any grinding of lumber or wood products shall be conducted under industry approved "wet grind" conditions to control dust.**
 - 9) **The hours of operation of any outside activities for which the special use permit is issued (except for ordinary maintenance) shall be restricted to 6:00 am until 8:00 pm, Monday through Saturday.**

A vicinity map of the proposed Special Use Permit is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

Council should vote on the second reading on this matter.

**Public Hearing
City Council
June 20, 2006**

**REQUESTED SPECIAL USE PERMIT
FOR A SALVAGE YARD,
SCRAP PROCESSING FACILITY 5.462 ACRES (L)**

(PL(Z)06-36)

84-18

NO. 1

1" = 400'
SHEETS
14 15 23 34

ATTACHMENT B

MINUTES OF MAY 8, 2006 ZONING COMMISSION MEETING (PL(Z) 06-36)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Marc Isaacson, Esq., 101 West Friendly Avenue, previously sworn or affirmed, handed up materials for the Commission's consideration. He represents Continental Company, LLC, as well as the operator at the property, which is Salvage America, Inc. He went over the contents of the materials handed to the Commission. Staff mentions in their report that not all of the information needed was on their plan. They respectfully disagreed. The Certificate of Compliance was issued in May of 2005. About a month later, the North Carolina Department of Environment and Natural Resources (DENR) issued its permit as shown in the handout and it is an extensive document. These documents will show that this did not come easily. He gave some of the criteria for the DENR permit. This allows them to operate what they are doing there right now. He explained the essential parts of the business. No hazardous materials are accepted. He also went through the findings of fact that the Commission must make in order to approve this request. He described the surrounding businesses or institutional use and said none of these felt this facility would do harm to them. He submitted that the Comp Plan supports, with the conditions, that this type of use be permitted in our industrial areas. They had a neighborhood meeting at which about 50 neighbors were present. After he and Mr. Triolo left, he understood they took a vote that was about 50/50 - half in favor and half not in favor.

Chris Triolo, Salvage America, 3002 Holts Chapel Road, previously sworn or affirmed, answered a question posed by Chair Wolf. He said the percentage of recycling would fluxuate as to what they get in, but it has averaged over 50 percent of what comes in that they have recycled or reused. They do not sell any salvage on a retail basis, except to contractors.

Mr. Hails reminded the Commission that the debate of what the ordinance says went to the Board of Adjustment. If they were successful in that, there would not be a Use Permit in front of you today. The Special Use Permit is related to compatibility of uses and on this salvage yard-scrap processing use, the request is whether as proposed on this site with the conditions attached to it in this location, and the surrounding land uses, that is appropriate for this location or not.

Harvey Gordon, 9 Province Court, previously sworn or affirmed, spoke in opposition to this request. He read into the record the comments and recommendations of the staff

report.

Mr. Harvey then listed other objections that he had to this request.

The following persons, sworn or affirmed, spoke briefly in opposition to this request: Donald Fentress; Lewis Barber, 2526 E. Market Street; George Durham, 219 Camel Street; and Chris Thompson, 3809 Holt's Chapel Road. Their oppositions were based upon:

- Noise.
- Dust.
- Rodents.
- Ground water contamination.
- Air contamination.

In rebuttal for the applicant, Mr. Isaacson and Mr. Triolo spoke to the concerns voiced by the neighbors. They felt the conditions placed on this request would do much to control or mitigate the impact of this operation. They could surround the property in Leyland Cypress trees, if needed. DENR is certainly not a policing agency, but it did require official statements about wetland, historical property, etc. This facility would not add that much noise to the daily trains and other trucks coming and going to other facilities in the area. More than 99 percent of the materials accepted come from the Guilford County area. There are wells on the property that are monitored on a semi-annual basis.

Harvey Gorden and George Durham spoke in rebuttal for the opponents. The law is clear that wood waste from pressure treated lumber cannot be shredded. They are releasing potentially toxic dust into the surrounding area and behind the business across the street are residential areas. They pointed out the findings of fact that the Commission had to find in order to grant this Special Use Permit. If the Special Use Permit is granted, the Commission was asked to put stipulations on it for the neighborhood.

Chair Wolf closed the public hearing.

Mr. Hails said a portion of the staff report noted that East Market Street is a reinvestment corridor. This older commercial corridor would benefit from significant public and private investment, enhance its economic viability and strengthen adjacent neighborhoods. Staff does not believe that a salvage and scrap yard at this location would help achieve Comp Plan goals for this corridor. In addition, there are other sections of the plan stating things such as a key principal of the Comp Plan is to promote economic development in historically underserved parts of the City, such as East Greensboro. It also talks about trying to promote higher technology development zones for the economic development for these areas. Operation of this facility has had hazardous impacts, such as truck traffic, outdoor storage, noise and dust and the visual impact on surrounding properties. Staff believes that such a land use belongs in a more remote location where other uses are not in such close proximity. He noted on the GFLUM there are at least 10 locations around the City that are designated for industrial corporate park uses. Some of those areas are very large and far from designated residential areas. As a result, staff does

not believe that the finding can be made that this use will not substantially injure the value of adjoining or abutting properties. Furthermore, staff believes the location and character of this use will not be in harmony with the area in which it is located, and will not be in general conformity with the plan of development of the City. Because of those reasons, staff recommends denial of the Special Use Permit.

The Commissioners then discussed the request. The question was raised, "Where else would it go in Greensboro in HI where you would have businesses saying the same thing?" It was also mentioned that somebody had to approve the company going there. This area has been heavy industrial since 1992. One Commissioner pointed out the location of D.H. Griffin and said a salvage yard on this side of town would be just as good as where D.H. Griffin is. Another Commissioner said HI was where this business belongs. Other Commissioners voiced their objection to this being so close to residential. It was pointed out that one of the opponents was president of the East Market Street Merchants' Association and spoke on behalf of the Association. Another Commissioner felt the close proximity to this site by residential was not desirable.

Mr. Gilmer moved that the ordinance granting a Special Use Permit for the use of this property for a salvage yard, scrap processing facility, be denied based on the following findings of fact: the use will substantially injure the value of the adjoining or abutting property because of the adverse impact of heavy duty truck traffic, significant outside storage of scrap metal, noise and dust. Mr. Wright seconded the motion. The Commission voted 3-6 in favor of the motion. (Ayes: Wolf, Gilmer, Wright. Ayes: Collins, Matheny, Miller, Schneider, Shipman, Spangler.)

Chair Wolf said the motion fails on a vote of 3 to 6.

Mr. Ruska reminded Chair Wolf that a motion was also needed in regard to the Comp Plan.

Ms. Shipman said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located on the north side of Holts Chapel Road, for a Special Use Permit for a Salvage Yard, Scrap Processing Facility, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: it is generally consistent with the Industrial/Corporate Park land use category indicated for this site on the Connections 2025 Generalized Future Land Use Map; and it does implement measures to protect neighborhoods from potential negative impacts of developments that are inconsistent with the neighborhood's livability and reinvestment potential. Ms. Miller seconded the motion. The Commission voted 6-3 in favor of the motion. (Ayes: Collins, Matheny, Miller, Schneider, Shipman, Spangler. Nays: Wolf, Gilmer, Wright.)

Mr. Schneider moved that the ordinance granting Special Use Permit for the use of this property for a Salvage Yard, Scrap Processing Facility be approved, based on the following findings of fact: the use will not materially endanger the public health or safety if located where proposed because it is located in a corporate park and heavy industrial

area and with the conditions imposed on the application for the Special Use Permit, this should negate any outside substances; that the use will meet the restrictions imposed by the applicant which state that they will only accept the certain items that are under the auspices of the Special Use Permit; the use will not substantially injure the value of adjoining or abutting property because it will be buffered and anything that might mitigate that is covered with the conditions; and the location and character of the use will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the City and its environs because it is already a heavy industrial area. Mr. Matheny seconded the motion. The Commission voted 6-3 in favor of the motion. (Ayes: Collins, Matheny, Miller, Schneider, Shipman, Spangler. Nays: Wolf, Gilmer, Wright.)

**Attachment C
(PL(Z) 06-36)**

**City of Greensboro Planning Department
Zoning Staff Report
May 8, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: L
Location: 3001 Holts Chapel Road (North side of Holts Chapel Road between East Market Street and East Camel Street)
Applicant: Continental Company, LLC
Owner: Continental Company, LLC
For: Special Use Permit for a Salvage Yard, Scrap Processing Facility

- Conditions:**
- 1) Applicant shall install and/or maintain an evergreen screen (i.e. Leland Cypress trees) at a planting rate of not less than Type A around the subject property except where the property abuts a railroad right of way or other property owned by Applicant.
 - 2) Applicant shall implement and maintain dust control measures, such as frequent watering of the subject property, to control dust as necessary but in any event an average of not less frequently than every 72 hours.
 - 3) Applicant shall install and maintain a concrete driveway with catch basin to control water runoff at the subject property.
 - 4) Applicant shall install and maintain in good condition gravel and/or asphalt along the main travel areas of the subject property.
 - 5) Applicant shall implement street cleaning measures in front of the subject property to maintain the street in reasonably clean condition.
 - 6) Any exterior lighting on the subject property shall be directed away from adjoining properties.
 - 7) Any materials received on the subject property shall be recycled or processed and removed from the subject property within 90 days after delivery. Applicant shall make available for inspection by City of Greensboro at reasonable times Applicant's books and records to confirm timing of processing of materials at the subject property.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Salvage Yard (Scrap Processing Facility)
Acreage	5.462
Physical Characteristics	Topography: Generally flat Vegetation: N/A Other: N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Industrial/Corporate Park
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Vacant Office-Warehouse (Some Small Industrial Uses)	HI
South	AFRC, Inc. / University Storage	HB / HI
East	Vacant Office-Warehouse (2)	HI
West	Paper Stock Dealers	HI

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned Heavy Industrial since July 1, 1992. Prior to the implementation of the UDO, it was zoned Industrial H.

HI ZONING DISTRICT
<p>HI: Primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties.</p>
:

TRANSPORTATION	
Street Classification	Holts Chapel Road – Minor Thoroughfare.
Site Access	Existing.
Traffic Counts	Holts Chapel Road ADT = 5000.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to North Buffalo
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

N/A

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: Salvage America, Inc. is the leasee of this property. On February 8, 2005 Greensboro's Technical Review Committee approved a site plan for this property which indicated that the property would be developed as a Recycling Transfer Center. There was not enough information on the plan to indicate that the property would actually be used as salvage and scrap yard. If this information had been disclosed at that time, then the procedure would

have been to inform Salvage America, Inc. that a Special Use Permit was required to conduct such a business in a Heavy Industrial District.

On July 21, 2005 a Notice of Violation was issued for operating a salvage and scrap yard at this location without a Special Use Permit. The applicant was instructed to cease operation and obtain a Special Use Permit.

On August 5, 2005 Salvage America, Inc. appealed this Notice of Violation to the Greensboro Board of Adjustment and requested that the Zoning Administrator's interpretation of this land use be overruled.

The Board of Adjustment held a hearing on this matter on September 26, 2005 and, after weighing the evidence, voted 6 to 1 to uphold the Zoning Administrator's interpretation of this land use, i.e. that it was indeed a salvage and scrap yard and that a Special Use Permit was necessary to operate this business at this location.

East Market Street is a Reinvestment Corridor which is described as an older commercial corridor that would benefit from significant public and private investment to enhance its economic viability and strengthen adjacent neighborhoods. Staff does not believe that a salvage and scrap yard at this location would help achieve Comprehensive Plan goals for this Reinvestment Corridor.

Operation of this facility has had adverse impacts from heavy truck traffic, significant outside storage of scrap materials, noise and dust on surrounding properties and is aesthetically out of character with adjacent land uses. Such a land use belongs in a more isolated or remote location that being in such close proximity to the East Market Street corridor.

As a result, Staff does not believe that the finding can be made that this use will not substantially injure the value of adjoining or abutting property. Furthermore, staff believes that the location and character of this use will not be in harmony with the area in which it is to be located and it will not be in general conformity with the plan of development of the City.

GDOT: No additional comments.

Water Resources: An appropriately sized drainage easement is required on all channels carrying public runoff (size dependent on amount of flow carried in channel).

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends denial.

DISBURSEMENTS MADE BY THE CITY TREASURER

30-Jun-06

The following report covering voucher numbers 150550 through 151408 in the amount of \$17,137,468.56 is submitted for your information

Vouchers issued against approved contracts for service & construction projects

Hazen & Sawyer - design services for North Buffalo water transfer pump station	\$ 13,399.10
Jewell Engineering Consultants - rehab study for Lake Townsend dam evaluation	33,207.89
Jimmy R. Lynch & Sons - Bledsoe Drive force main improvements	157,542.64
Jimmy R. Lynch & Sons - Summit Avenue outfall annexation	163,350.55
Mustang Enterprises - W. Friendly sidewalk improvements	25,534.88
Riley Paving - resurfacing of City streets	491,373.13
Sharpe Brothers Grading - Franklin Boulevard roadway & sidewalk improvements	218,010.30
Greensboro Contracting Corp. - refurbish showers at Fire Station # 11	12,600.00
SCS Field Services - professional services for closed LCID gas system at Landfill	335,899.48
Dewberry & Davis - professional services for dynamic stormwater & watershed management project	10,106.74
Hendrix & Corriher Construction Co. - garage addition for Hugh Medford Service Center	167,985.31
Lanier Construction Co. - general sidewalk improvements	104,851.14
Larco Construction - general contractor for Lake Jeanette round-a-bout	183,884.98
Laughlin-Sutton Construction - general contractor for solid waste transfer station	580,682.01
TA Loving Co. - general contractor for North Buffalo transfer station	527,254.48
Reynolds Inc. - sanitary sewer rehab project	80,765.10
Triangle Grading & Paving - Greene Street improvement project	215,741.65
Trone Public Relations - admin/planning services for JTPA	39,608.75
WK Dickson & Co. - construction management services for culvert repair	20,045.50
Skeen Farm & Land Service - Binford Street site stabilization	30,000.00
D&D Grading - grading services for Landfill	407,452.00
Apac Atlantic - Elm/Eugene Street roadway improvement project	81,325.72
Finkbeiner, Pettis & Strout, Inc. - professional services for North Buffalo sanitary sewer outfall	28,785.41
Heitkamp, Inc. - water line rehab for Sunset Hills, Market & Friendly area	39,186.00
Kenneth R. Greene Utility Contractor - sanitary sewer rehab project	211,794.32

Moser Mayer Phoenix Assoc. - design services for multi modal transportation center	\$ 45,700.00
Risk Management Assoc. - professional services for administrative investigation review	16,412.08
Triangle Grading & Paving, Inc. - Burnt Poplar roadway improvement project	287,116.51
Triangle Grading & Paving, Inc. - island & median construction for MLK Drive & Hill Street	103,364.86
Dan Boyle & Assoc. - professional services for GTA transit planning technical assistance	24,170.00
Black & Veatch - Lake Townsend electrical improvements	22,768.91
Breece Enterprises - storm sewer improvements	211,278.33
D&D Grading - grading services for Landfill	194,206.00
Yates Construction Co. - Hilltop Road improvement project	1,035,707.38

Vouchers issued against approved contracts for equipment, supplies & items purchased by Council approval

Downtown Greensboro - 3rd & 4th quarter revitalization grant	50,000.00
Guilford County - expenses for animal control operations	130,001.63
Carolina Environmental Systems - parts for refuse trucks	12,468.31
Roto Industries - refuse containers	40,865.45
Watson & Assoc. - installation of consoles for Metro 911	40,097.00
Bryan-Kelly Business - contract payment for training, placement & retention services for JTPA	12,290.00
Greensboro Housing Development Partnership - expenses for Southside project	96,183.50
GTCC - expenses for WIA students	11,820.22
Lutheran Family Services - disaster response for Katrina evacuees	13,926.34
Crest Electronics - digital recorders & cameras	27,190.72
Gateco Oil Co. - unleaded fuel	35,836.41
ECHL, Inc. - workers compensation settlement	40,000.00
Murdock's Concrete Co. - concrete	13,813.86
Clinard Oil Co. - diesel fuel	16,251.54
MPACT Learning Center - mechanical & electrical training for multi-craft apprenticeship program	98,010.00
Amick Equipment - canopy for refuse trucks	10,991.04
Attayek Services - landscaping services	31,627.03
Duke Energy - installation of lighting at Kitchen Center	81,868.15
Brenntag Southeast - chemicals	20,682.48
Brooks, Pierce, McLendon, Humphrey & Leonard - legal services	35,664.74
City of Burlington - expenses per HOME program for 2470 Anderson Road	24,465.59
Community Foundation of Greater Greensboro - contribution to Bicentennial fund	20,000.00
ECS, Ltd - MLK, Jr. Drive & Brownfields site environmental reviews	14,625.00

Engineering Consulting Services - environmental assessment for 107 West Bragg Street	\$ 17,885.00
FCR, Inc. - recycling program expenses	87,971.80
Kemiron Co. - chemicals	10,209.72
Sidley Austin LLP - professional services for master equipment financing purchase agreement	12,039.34
Thompson-Arthur Paving Co. - asphalt	68,885.37
Bound Tree Medical - medical supplies for Fire Dept.	49,056.00
Clinard Oil Co. - unleaded fuel	35,443.99
Susannah Dobbs Co. - thermoplastic material for Transportation Dept.	15,781.00
Potter Oil - bio diesel fuel	31,748.71
Rosenblatt & Assoc. - traffic signals	31,544.99
Snider Tire - tires	15,172.44
Southeastern Distributors - meter box tops	14,775.00
United Maintenance Group - demolition services for Willow Oaks Shopping Center	35,006.00
US Foundry - manhole rings & covers	15,321.54
Carolina Driving Institute - tuition fees for WIA students	14,668.00
eCivis, LLC - subscription for grants locator services	20,000.00
Guilford County Emergency Services - EMS services	26,423.75
Northwest Piedmont Council of Governments - training expense for 32 Guilford County residents for WIA	98,955.58
Genuine Parts Co. - parts	13,204.08
Green Ford, Inc. - purchase of vehicles	162,703.00
Potter Oil - bio diesel fuel	32,397.04
Right Touch Interiors - installation of carpet for WIA	17,778.71
Brenntag Southeast - chemicals	15,031.15
Cain's Builders - homeowner lead remediation for 1515 Lovett Street	11,913.00
Cain's Builders - lead remediation & repairs for 1416 Plymouth Street	24,037.00
City of High Point - expenses for workforce preparedness study	63,140.00
IG Development - rental rehab for 825 S. Pearson Street	12,674.00
Univar USA - chemicals	12,472.57
Bound Tree Medical - medical supplies for Fire Dept.	49,177.44
Infoscore - computer software support	15,498.18
Lord & Co. - install wonder ware license upgrades	14,729.49
Unisys Corp - computer maintenance agreement	12,774.36
Fords Siding & Remodeling Co. - lead remediation for 1112 Hern Avenue	13,705.00
MBNA America Delaware - procurement card charges	453,936.65
Kyle's Friendly Service - unleaded & diesel fuel	90,503.97
Landscape Forms - benches for Parks & Recreation	
Marcellus Janitorial Service - janitorial services	16,281.00
Miller Supply Co. - water meters	11,823.50
Piedmont Fire - turnout gear for Fire Dept.	88,132.10
Storr Office Environments - office furniture	14,022.51

Vouchers issued against budget for payroll & fringe benefits

Wachovia - gross Coliseum payroll expense for period ended 06/18/06	\$	39,224.01
Wachovia - gross Coliseum payroll expense for period ended 06/25/06		17,079.45
Standard Insurance Co. - life insurance premiums		76,211.69
Wachovia - gross payroll expense for payroll ended 06/30/06		5,631,922.20
Internal Revenue Service - FICA expense for payroll ended 06/30/06		271,593.05
NC Local Governmental Employees Retirement System - pension expense for payroll ended 06/30/06		313,660.67
United Health Care - medical insurance premium for June		171,010.50
City of Greensboro - dental insurance premium for June		23,112.50
Wachovia - gross payroll expense for payroll ended 06/30/06 - longevity		37,700.00

Vouchers issued against approved resolutions & real estate purchases

Keystone Group - purchase of permanent utility & temporary construction easements for Summit Avenue sewer outfall project		10,916.00
The Firm at Fisher Park - Willow Oaks gross purchase price & closing cost for 701 Dorgan Street		77,295.50

Vouchers issued against budget authorization not under contract

Duke Energy - utilities - street lighting bill		171,941.27
Duke Energy - utilities		35,863.64
City of Burlington - purchase of water		187,410.10
Duke Energy - utilities		12,696.29
Bell South - phone service		16,047.09
Bell South - phone service		12,899.22
Duke Energy - utilities		55,798.85
Duke Energy - utilities		45,840.06
Nextel Communications - phone services		11,599.12

Page Totals	\$	15,966,434.35
Vouchers less than \$10,000.00		1,171,034.21
Total Issued		17,137,468.56

AMENDING OFFICIAL ZONING MAP AND AUTHORIZING ISSUANCE OF SPECIAL USE PERMIT

NORTH SIDE OF HOLTS CHAPEL ROAD BETWEEN EAST MARKET STREET AND
EAST CAMEL STREET

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by the issuance of a Special Use Permit authorizing use of the property described below for a Salvage Yard, Scrap Processing Facility in a Heavy Industrial District (subject to those conditions and limitations as set forth in Section 2, 3, and 4 of this ordinance):

BEGINNING at a point in the northern right-of-way line of Holts Chapel Road, said point being a common corner with Lot 2 of Axton-Cross Chemical Company as recorded in Plat Book 51, Page 2 in the Office of the Guilford County Register of Deeds; thence along said northern right-of-way line N65°13'00"W 462.36 feet to a point; thence N53°14'00"W 29.69 feet to a point; thence leaving said northern right-of-way line N59°36'00"E 116.83 feet to a point; thence N57°15'30"E 160.00 feet to a point; thence N54°51'30"E 200.48 feet to a point; thence N53°58'30"E 181.20 feet to a point; thence S36°01'30"E 408.33 feet to a point; thence S53°58'30"W 421.31 feet to the point and place of BEGINNING and being Lot 1 of said Axton-Cross Chemical Company.

Section 2. That the issuance of a Special Use Permit is hereby authorized subject to the following conditions:

- 1) Applicant shall install and/or maintain a Type A rate of staggered double row of Leland Cypress trees around the subject property except where the property abuts the eastern line of the subject property (owned by applicant).
- 2) Applicant shall implement and maintain dust control measures, such as frequent watering of the subject property, to control dust as necessary but in any event an average of not less frequently than every 72 hours.
- 3) Applicant shall install and maintain a concrete driveway with catch basin to control water runoff at the subject property.
- 4) Applicant shall install and maintain in good condition gravel and/or asphalt along the main travel areas of the subject property.
- 5) Applicant shall implement street cleaning measures in front of the subject property to maintain the street in reasonably clean condition.
- 6) Any exterior lighting on the subject property shall be directed away from adjoining properties.
- 7) Any materials received on the subject property shall be recycled or processed and removed from the subject property within 90 days after delivery. Applicant shall make available for inspection by City of Greensboro at reasonable times Applicant's books and records to confirm timing of processing of materials at the subject property.

-
- 8) Any grinding of lumber or wood products shall be conducted under industry approved "wet grind" conditions to control dust.
 - 9) The hours of operation of any outside activities for which the special use permit is issued (except for ordinary maintenance) shall be restricted to 6:00 am until 8:00 pm, Monday through Saturday.

Section 3. For use as a Salvage Yard, Scrap Processing Facility, this property will be perpetually bound and subject to the conditions imposed in Section 2, unless subsequently changed or amended, or until such time as this Special Use Permit shall expire or the permitted activity shall be discontinued, as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development to be made pursuant to this Special Use Permit shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations of, or failure to accept, any conditions and limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on the date of adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Budget Ordinance – Transfer of Solid Waste Management divisions to the General Fund for the establishment of Field Operations Department

Department:	Field Operations	Current Date:	July 25, 2006
Contact 1:	Larry Davis	Public Hearing:	No
Phone:	373-2582	Advertising Date:	NA
Contact 2:	Susan Wuchae	Advertised By:	NA
Phone:	373-2819	Authorized Signature:	
Attachments:	Attachment A – Ordinance Amending the FY 2006-07 Solid Waste Management and FY 2006-07 General Fund Budgets to establish Field Operations Department		

PURPOSE:

The purpose of this ordinance is to transfer select division appropriations from the Solid Waste Management Fund to the General Fund in order to establish the Field Operations Department. These appropriations were approved during the FY 06-07 budget process in the separate funds (Solid Waste Management and General Funds). A net of \$6,097,379 (including General Fund transfer of \$10,244,286) needs to be moved to establish an operating budget for the Field Operations Department. A budget amendment needs to be approved by City Council to permit the establishment of the department and expenditure of funds for fiscal year FY 06-07.

BACKGROUND:

In March, 2006 a new department was created called Field Operations that groups related field services together. Included in this new department were various Solid Waste Management divisions. At this time, the Solid Waste Management division budgets need to be moved into the General Fund's Field Operations Department for FY 06-07. Expenditures and revenues (including General Fund transfer) that were approved for the selected Solid Waste Management divisions need to be reduced and likewise increased within the General Fund.

BUDGET IMPACT:

Approval of this ordinance does not require additional City funds.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that the City Council adopt the attached budget ordinance transferring a net \$6,097,379 from the Solid Waste Management Fund to the General Fund to establish the Field Operations Department.

Item Number 41

ATTACHMENT A

ORDINANCE AMENDING THE FY 2006-07 SOLID WASTE MANAGEMENT AND
GENERAL FUNDS TO TRANSFER APPROPRIATIONS FROM THE SOLID WASTE
MANAGEMENT FUND TO THE GENERAL FUND FOR THE ESTABLISHMENT OF THE
FIELD OPERATIONS DEPARTMENT

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the FY 2006-07 Solid Waste Management Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the FY 2006-07 Solid Waste Management Fund be **decreased** as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
551-6506-01.4000	Salaries & Benefits	\$267,174
551-6506-01.5000	Maintenance & Operations	309,312
551-6506-02.4000	Salaries & Benefits	419,393
551-6506-02.5000	Maintenance & Operations	171,858
551-6507-01.4000	Salaries & Benefits	853,560
551-6507-01.5000	Maintenance & Operations	172,126
551-6507-02.4000	Salaries & Benefits	922,706
551-6507-02.5000	Maintenance & Operations	2,487,776
551-6507-03.4000	Salaries & Benefits	723,185
551-6507-03.5000	Maintenance & Operations	1,489,770
551-6507-04.4000	Salaries & Benefits	997,986
551-6507-04.5000	Maintenance & Operations	605,925
551-6507-05.4000	Salaries & Benefits	191,715
551-6507-05.5000	Maintenance & Operations	55,504
551-6507-06.4000	Salaries & Benefits	692,300
551-6507-06.5000	Maintenance & Operations	1,221,770
551-6507-07.4000	Salaries & Benefits	388,815
551-6507-07.5000	Maintenance & Operations	528,275
551-6507-08.4000	Salaries & Benefits	912,327
551-6507-08.5000	Maintenance & Operations	626,425
551-6507-09.4000	Salaries & Benefits	51,334
551-6507-09.5000	Maintenance & Operations	<u>2,252,429</u>
TOTAL:		\$16,341,665

and, that this **decrease** be financed by decreasing the following FY 2006-07 Solid Waste Management accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
551-6507-02.8100	Waste/Trash Collection	\$ 33,780
551-6507-02.8600	Sale of Materials	\$ 3,500
551-6507-03.8100	Waste/Trash Collection	\$ 4,670,718
551-6507-04.8620	Donations & Private Contrib.	\$ 25,000
551-6507-09.8600	Sale of Materials	\$ 700,000
551-0000-00.8910	Appr. Fund Balance – Enc.	\$ 664,381
551-0000-00.9101	Transfer from General Fund	<u>\$10,244,286</u>
TOTAL:		\$16,341,665

Section 2

That the FY 2006-07 General Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the FY 2006-07 General Fund be **increased** as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
101-4301-04.4000	Salaries & Benefits	\$267,174
101-4301-04.5000	M&O	309,312
101-4302-06.4000	Salaries & Benefits	419,393
101-4302-06.5000	M&O	171,858
101-4302-01.4000	Salaries & Benefits	2,763,873
101-4302-01.5000	M&O	1,404,476
101-4302-02.4000	Salaries & Benefits	1,114,421
101-4302-02.5000	M&O	2,543,280
101-4302-04.4000	Salaries & Benefits	723,185
101-4302-04.5000	M&O	1,489,770
101-4302-03.4000	Salaries & Benefits	692,300
101-4302-03.5000	M&O	1,221,770
101-4302-03.4000	Salaries & Benefits	692,300
101-4302-03.5000	M&O	1,221,770
101-4302-05.4000	Salaries & Benefits	388,815
101-4302-05.5000	M&O	528,275
101-4301-03.4000	Salaries & Benefits	51,334
101-4301-03.5000	M&O	2,252,429
101-9550-01.6551	Transfer to Solid Waste Mgmt. Fund	<u>(10,244,286)</u>
TOTAL:		\$6,097,379

and, that this **increase** be financed by increasing the following FY 2006-07 General Fund accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
101-4302-02.8100	Waste/Trash Collection	\$ 33,780
101-4302-02.8600	Sale of Materials	\$ 3,500
101-4302-04.8100	Waste/Trash Collection	\$ 4,670,718
101-4302-01.8620	Donations & Private Contrib.	\$ 25,000
101-4301-03.8600	Sale of Materials	\$ 700,000
101-0000-00.8910	Appr. Fund Balance – Enc.	\$ <u>664,381</u>
TOTAL:		\$6,097,379

Section 3

That this ordinance should become effective upon adoption.